

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CLIENT

PREPARED FOR: The City of Rochester
30 Church Street
Rochester, New York 14614

CLIENT CONTACT: Mr. Mark Gregor
(716) 428-5978

THIS REPORT HAS BEEN PREPARED FOR EXCLUSIVE USE BY THE CITY OF ROCHESTER, ITS AGENTS AND DESIGNEES, FOR USE ON ITS BEHALF. THE FINDINGS AND RECOMMENDATIONS HEREIN MAY BE RELIED UPON ONLY BY THEM. USE OF OR RELIANCE UPON THIS REPORT, ITS FINDINGS AND RECOMMENDATIONS, BY ANY OTHER PERSONS OR FIRM IS PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF DAY ENVIRONMENTAL, INC.

PROPERTY INFORMATION

ADDRESS: 14-16 and 28-60 Charlotte Street

MUNICIPALITY: City of Rochester

COUNTY/STATE: Monroe County, New York

TAX ACCOUNT #: 106.810-0002-036.001; 106.810-0002-040;
106.810-0002-041; 106.810-0002-042; 106.810-
0002-043; 106.810-0002-044; 106.810-0002-045;
and 106.810-0002-046.

PARCEL SIZE: Approximately 1.2 acres

IMPROVEMENTS: Approximately 14,100-square foot, one and two-
story concrete block and brick building constructed
in 1920 and 1930. Approximately 1,600-square
foot, one-story concrete block building constructed
in 1922.

CURRENT USE: Vacant building, storage in one building, and
vacant land.

CURRENT OWNER: The City of Rochester; Louis Grammatico; and
Charlotte Associates.

PAST USE: Auto repair, service station, residential, commercial
office space, industrial workshop, nightclub, used
car lot, lumber company, and battery service.

SITE CONTACT: Mr. Mark Gregor
(716) 528-5978

SITE LOCATION MAP: Attached in Appendix A

SUMMARY OF ENVIRONMENTAL CONCERNS

ENVIRONMENTAL CONCERNS: (X) Environmental Concern(s) Identified
() Environmental Concern(s) Not Identified

FURTHER INVESTIGATION(S): (X) Further Investigation(s) Recommended
() Further Investigation(s) Not Recommended

ASSESSMENT SUMMARY

Notes:

1. An abstract of title was not provided to assist in determining prior property ownership and uses. Instead, deed records on microfiches were reviewed for the assessed property. The deed information may not identify such potentially relevant documents as easements, recorded leases, and reference deeds. The results of DAY's review of the deeds are subject to any state of facts that a review of complete abstracts of title would have revealed.
2. Access was not gained to the one-story concrete block building located on the 42 Charlotte Street parcel. Also, at the time of DAY's site visit, chain link fences around the 28-30, 32-34, 36, 42, 48-50, 54, and 58-60 parcels were locked, and access could not be gained to these parcels; however, these parcels could be observed through the chain link fencing. This assessment is subject to any state of facts that observation of the interior of the one-story concrete block building, or complete observation of the 28-30, 32-34, 36, 42, 48-50, 54, and 58-60 parcels would reveal.
3. During DAY's site visit, there was no electrical power inside the assessed building on the 14-16 Charlotte Street parcel. Thus, none of the lights in the building were operable. As such, flashlights were used to provide lighting inside the assessed building during the site visit. This assessment is subject to any state of facts that complete lighting of the interior of the assessed building would have revealed.
4. Debris located in portions of the building on the 14-16 Charlotte Street parcel prohibited a complete view of the floor. Thus, this assessment is subject to any state of facts that complete observation of the floor inside this building would reveal.
5. Mr. Louis Grammatico, owner of four of the eight parcels included as part of this assessment, was not available to interview. This assessment is subject to any state of facts that an interview with Mr. Grammatico would reveal.

ENVIRONMENTAL STATUS OF PROPERTY:

Based on the investigations performed, further inquiry is needed to appropriately assess the environmental status of the property. Listed below are the environmental concerns and recommended actions that have been identified:

1. **Suspected and/or Former Underground Storage Tanks (USTs):** Based on historical information (refer to Section 1.5), City of Rochester Records (refer to Section 2.3), and observations made during DAY's April 8, 1997 site visit (refer to Section 3.6.1), it appears that underground storage tanks (USTs) may be present on the assessed property. It is possible that two 550-gallon gasoline USTs are located west of the building on the 14-16 Charlotte Street parcel. Also, a 1,000-gallon fuel oil UST may be located beneath the concrete floor in a portion of the building on this parcel.

ASSESSMENT SUMMARY (Cont.)

City of Rochester Building Department records also indicated that a 1,000-gallon gasoline UST used to be located on the 36 Charlotte Street parcel (i.e., records show 1,000-gallon gasoline UST installed 5/23/69 and removed on 9/24/74). City of Rochester Fire Department records also indicated that a 500-gallon gasoline tank and one pump dispenser were removed from this parcel on 9/24/74. As such, it is possible that two gasoline tanks were present on the 36 Charlotte Street parcel.

Recommendations: It is recommended that a cursory subsurface investigation be conducted in suspected tank-location areas to determine whether tanks are currently located on the assessed property, and to evaluate the potential existence of contamination resulting from the current or past presence of tanks. If tanks exist, it is recommended that any contents of the tanks be removed and disposed of properly, and that the tank systems be closed in accordance with applicable regulations. Any closure efforts should be documented so that future inquiries regarding the tank closure(s) can be satisfied. Also, if evidence of contamination is encountered, it should be reported to the NYSDEC. The NYSDEC will provide guidance regarding the need for additional investigation and/or remediation.

2. **Historical Uses of the Assessed Property:** Based on historical information (refer to Sections 1.2, 1.4, 1.5, and 1.6), portions of the assessed property have been used/occupied by approximately three auto repair garages, a lumber company, an industrial workshop, a battery service, a used car lot, and a service station.

Recommendations: It is recommended that a cursory subsurface investigation be conducted on the assessed property. If evidence of contamination is encountered, further investigative work and/or remediation may be warranted.

3. **Previous Test Pit Investigation:** Approximately ten backfilled test pits were observed on the 28-30 Charlotte Street parcel (refer to Section 3.8). Based upon aerial interpretation, this parcel appears to have had a long period of outdoor storage or presence of outdoor debris (at least 1970 to 1996 - refer to Section 1.2). These test pits were excavated as part of a previous Phase II investigation that was performed by the current owner's environmental consultant. The findings of the previous test pit investigation could not be obtained during this assessment (refer to Sections 4.4 and 4.5). Approximately fourteen 55-gallon drums and other debris were present on this parcel (refer to Section 3.2).

Recommendations: It is recommended that the purpose of the test pit investigation be determined. If the test pits were excavated as part of an environmental investigation, then it is recommended that the results of the test pit investigation be obtained and reviewed. If it is determined that the test pits were not completed for environmental investigative purposes, or if the test pit study did not fully characterize whether this parcel has been impacted, then further investigation may be warranted.

ASSESSMENT SUMMARY (Cont.)

4. **Floor Drains:** Two three-foot diameter floor drains with associated sediment traps, and one 1'-wide by 10'-long by 1'-deep trench drain were observed inside the building located on the 14-16 Charlotte Street parcel (refer to Section 3.4.2). These floor drains were observed to contain unknown liquid and sediment/sludge-like materials. The depth to the bottom of one drain could not be determined as part of this assessment. The apparent bottom of the other drain appeared to be about four feet below grade. The trench drain contained damp black to brown sediments. The integrity and discharge location of these drains was not determined as part of this Phase I ESA.

Recommendations: It is recommended that any contents in the floor drains be removed, characterized (i.e., sampled and analyzed), and disposed of in accordance with applicable regulations. It is also recommended that the floor drains be observed at the time they are cleaned out to verify their integrity. Also, it is recommended that the floor drains be dye tested to determine their discharge location. If the dye test confirms that the floor drains are connected to the sanitary sewer, and the systems appear to be in good condition, no further investigation is needed. If connection to the sanitary sewer cannot be confirmed, or if the integrity of the system is suspect, further investigation could be warranted to determine the presence or absence of subsurface contamination.

5. **Basements:** Two basements were observed in the building located on the 14-16 Charlotte Street parcel (refer to Section 3.8). One of the basements had a two-foot deep layer of water on the floor, and this basement could not be accessed. An oily film with pink and green hues was observed on the top of the water in this basement when the water was disturbed. The other basement had between approximately a trace to one-foot of apparent water on the floor. The water had a red and black/brown hue to it. Sediments and/or sludge-like material were also present over most of the floor in this basement. This basement could only be partly accessed. When the sediments/sludge-like material were disturbed, some of the material appeared red in color. Unusual odors were not detected from the water or sediment/sludge-like material in the basements.

Recommendations: It is recommended that the liquids in the basements be removed, characterized (i.e., sampled and analyzed), and disposed of in accordance with applicable regulations; and that the basements be observed at the time they are cleaned out to verify their integrity. Also, a subsurface investigation may be warranted in and around the basements to determine if the liquids and sediment/sludge-like material located in the basements have impacted soil and/or groundwater at the assessed property.

6. **Suspect Asbestos-Containing Material (SACM):** SACM that was observed to be in damaged and/or friable condition inside the building on the 14-16 Charlotte Street parcel is identified as follows (refer to Section 3.5):
- water damaged 2' x 4' ceiling tiles, plaster ceiling, and drywall ceiling throughout the building.
 - thermal system insulation (TSI) blanket material on two boilers located in the basements.

ASSESSMENT SUMMARY (Cont.)

- approximately 50 linear feet of TSI pipewrap and some mudpack joint material on piping located on the first floor and two basements.
- approximately 150 to 200 square feet of tan 9" x 9" vinyl floor tiles (approximately 10% water damaged) located on the second floor.
- an estimated 500 to 1,000 square feet of dark brown/black vinyl floor tiles (i.e., edges beginning to curl up), that were located inside a portion of the first floor that was previously used as a nightclub.

Recommendations: It is recommended that the damaged and/or friable SACM be sampled and analyzed for asbestos. If found to contain asbestos, this damaged and/or friable ACM should be abated (repaired, enclosed, encapsulated, removed, etc.) by a licensed and accredited asbestos-abatement contractor in accordance with current applicable state and federal regulations.

7. **Floor Staining:** Evidence of staining was observed on portions of the concrete floor inside the building located on the 14-16 Charlotte Street parcel (refer to Section 3.3). The staining appeared attributable to past storage and/or use of pigments and/or dyes in this area of the building.

Recommendations: It is recommended that the staining on the floor be further characterized (i.e., obtain appropriate material safety data sheets for pigments observed to be historically stored in this area, sample and analyze stained surfaces, etc.). Subsequent to characterization, it is recommended that the staining be cleaned up and that any waste materials (e.g., washwaters, etc.) be disposed of in accordance with applicable regulations.

8. **In-ground Hydraulic Floor Lifts:** Evidence of at least two former in-ground hydraulic lifts was observed in the first floor portion of the building located on the 14-16 Charlotte Street parcel (refer to Section 3.6.7). The lift pit portions and/or in-ground hydraulic cylinders appeared to have been filled in-placed and/or capped. The top of an apparent hydraulic oil reservoir associated with one of these lifts was observed protruding through the concrete floor. This apparent oil reservoir could not be fully accessed during this assessment; however, an oily odor was detected emanating from the reservoir.

Recommendations: It is recommended that the oil reservoir observed in the one lift be accessed, and that any oil, or other such material be removed, characterized (i.e., sampled and analyzed), and disposed of in accordance with applicable regulations. Since the integrity and type of construction of these former lifts are not known, and also because it is possible this equipment was actively used for more than 35 years, it is recommended that subsurface conditions be performed in the vicinity of these former lifts.

No other environmental concerns have been identified.

ASSESSMENT SUMMARY (Cont.)

OPERATIONAL CONCERNS AND RECOMMENDATIONS:

Although beyond the scope of the routine environmental site assessment, the operational concerns listed below have been identified. These operational concerns are not considered to be liabilities which should normally impact real estate or mortgage loan transactions. Rather, these concerns are listed for informational purposes, and it is recommended that they be addressed for compliance with existing regulations and/or to minimize the potential for future environmental liabilities. Since identification of operational concerns is incidental to the purpose of this assessment, correction of these items may not necessarily result in full compliance with all applicable environmental regulations.

1. **Debris and Unused Materials and Equipment:** Containers, drums, and unused materials and equipment, were observed inside the assessed building located on the 14-16 Charlotte Street parcel (refer to Sections 3.2, 3.6.2, and 3.6.7). Seven fiber drums and two steel drums were observed inside a portion this building. Some of these drums were observed to contain apparent pigment residues, etc. A clothes washing machine with evidence of dye spillage/leakage was also observed in this area of the building. One used automobile battery, one 1-gallon container of liquid general cleaner, and approximately 25 containers, ranging in size from one-pint to five gallons in size, were observed in this building. The 25 containers were labelled as containing paints, joint compound, spackle, lamp colorings, etc. Evidence of spillage or leakage from these containers was not observed on the shelving or floor in their general vicinity.

Antiquated clothes steam pressing equipment was observed on the first floor in a portion of the building on the 14-16 Charlotte Street parcel. Evidence of spills or leaks from this equipment was not observed on the concrete floor in their vicinity.

Approximately fourteen 55-gallon drums were observed on the 28-30 Charlotte Street parcel. A locked perimeter fence prohibited access to this parcel; thus, it is unknown whether the drums contain any material.

Some debris was observed on the 48-50, 54, and 58-60 Charlotte Street parcels.

Recommendations: It is recommended that debris, materials, and equipment that will not be used in the future, be removed and disposed of and/or re-used off-site in accordance with applicable regulations.

3. **Aboveground Storage Tanks (ASTs):** Two 275-gallon stilt-mounted ASTs were observed in one of the basements in the building located on the 14-16 Charlotte Street parcel. These ASTs appeared to be in fair condition, and evidence of spillage or leakage from these ASTs was not observed.

Recommendations: If these ASTs are to be used in the future, it is recommended that a secondary containment system be provided for the ASTs to minimize the potential for spillage and/or leakage from the ASTs to be discharged directly to the basement floor. If these ASTs are not going to be used in the future, it is recommended that the ASTs be closed in accordance with applicable regulations (e.g., remove and dispose of ASTs, and wash water or contents, etc.).

1.0 TITLE AND HISTORICAL DATA

1.1 ABSTRACT OF TITLE: See Footnote (1.1)

1.2 AERIAL PHOTOGRAPHS: Monroe County Environmental Management Council
Photograph Dates: 1930, 1951, 1961, 1970, 1976, 1988,
1993, and 1996
See Footnote (1.2)

1.3 TOPOGRAPHIC MAP: Rochester East Quadrangle (map date 1971, photorevised
in 1978)

1.4 PLAT BOOK: City of Rochester Rundel Library
Book Years: 1875, 1910, 1918, 1926, and 1935
See Footnote (1.4)

1.5 SANBORN MAP: City of Rochester, City of Rochester Rundel Library, DAY's
In-House Copy
Map Dates: last updated in 1933, 1961, and 1965
See Footnote (1.5)

1.6 DIRECTORIES: City of Rochester Rundel Library
Directory Dates: 1924, 1925, 1929/1930, 1933, 1935,
1938, 1942, 1947, 1949, 1952, 1957, 1960, 1962, 1965,
1969, 1973, 1976, 1977, 1979, 1986, 1990, 1991, 1992,
1993, and 1994.
See Footnote (1.6)

1.7 TAX MAP: Map Date: 12/2/80
Attached in Appendix A

1.8 APPRAISALS: City of Rochester Assessor's Office
See Footnote (1.8)

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

(1.1) Corporate/commercial owners identified during the review of deed information
provided on microfiche were as follows.

- 14-16 Charlotte Street: City of Rochester (1996); County of Monroe (1996); RVT Building, Inc. (1988 - 1996); Charlotte Street Associates (1984 - 1985, and 1988); Lancha Corporation (1985 - 1988); ROHA Realty Enterprises, Inc. (1979 - 1981); The Monroe County Savings Bank (1944); and Commerce Holding Company of Rochester, Inc. (1935 - 1938).
- 28-30 Charlotte Street: E.G. Snyder Co., Inc. (1984 - 1993); Sonset Corporation (1984); 84-86 Scio Street, Inc. (1961 to 1984); and East Side Savings Bank of Rochester (1936 - 1937).
- 32-34 Charlotte Street: E.G. Snyder Co., Inc. (1984 - 1993); Sonset Corporation (1984); 84-86 Scio Street, Inc. (1963 to 1984); Foto Realty Corporation (1939 - 1955); and Cortland Savings Bank (1930 - 1939).

1.0 TITLE AND HISTORICAL DATA (Cont.)

- 36 Charlotte Street: Ultimate Distributing Corporation (1982 - 1988); Steego Auto parts, Inc. (? - 1982); and Harmon Automotive Corporation (1972 - ?).
- 42 Charlotte Street: No corporate/commercial owners listed for this parcel.
- 48-50 Charlotte Street: Charlotte Associates (1982 - ?); 100 Charlotte Street Corporation (1967 - 1982); Clare Sales Corporation (1952 - 1967); Buffalo Series D Corporation (1934 - 1942); and Slade and Bridle Corporation (1923 - 1928).
- 54 Charlotte Street: Charlotte Associates (1982 - ?); 100 Charlotte Street Corporation (1967 - 1982); Clare Sales Corporation (1952 - 1967); and Rochester Orphan Asylum (? - 1840).
- 58-60 Charlotte Street: Charlotte Associates (1982 - ?); 100 Charlotte Street Corporation (1967 - 1982); Clare Sales Corporation (1953 - 1967); and the City of Rochester (1941 - 1943).

Information was not available in the deeds regarding the use of the property by these owners. The deeds may not identify such potentially relevant documents as easements, recorded leases, and reference deeds. The results of DAY's review of the deeds are subject to any state of facts that a review of a complete abstract of title would have revealed.

- (1.2) A review of the 1976 through 1996 aerial photographs indicated that the assessed property was improved with the same buildings as observed during DAY's April 8, 1997 site visit.

A review of the 1970 through 1996 aerial photographs indicated that automobiles were parked on portions of the vacant lots at the assessed property.

A review of the 1970 through 1996 aeriels indicated that unknown materials and/or debris appeared to be stored outdoors on the open parcel with a street address of 28-30 Charlotte Street

A review of the 1976 aerial photographs indicated that a dark-toned area was observed south of the existing building.

A review of the aerial photographs indicated that the portion of the building on the 14-16 Charlotte Avenue parcel, that is currently addressed 20 Charlotte Street, was constructed between 1961 and 1970. The remaining majority of the building at 14-16 Charlotte Street was present prior to 1961. In the 1961 and 1951 aerial photographs, 20 Charlotte Street was unimproved. In the 1930 aerial photographs, an apparent residential building was observed at 20 Charlotte Street. (Note, City of Rochester Fire Department records indicated that an underground storage tank was installed at 20 Charlotte Street in 1967; thus, it is possible that this underground tank is present beneath the concrete floor of the building addition that is currently present at 20 Charlotte Street [refer to Section 2.3]).

1.0 TITLE AND HISTORICAL DATA (Cont.)

In the 1930 to 1961 aerial photographs, many of the parcels that were observed to be vacant during DAY's 4/8/97 site visit (e.g., 28-30, 32-34, 36, 48-50, 54, and 58-60 Charlotte Street) were observed to be improved with buildings that generally appeared to be used for residential purposes.

- (1.4) A review of the 1875 and 1918 Plat Books indicated that the assessed property was apparently improved with residential buildings. One building was labelled as "The Kingston" (i.e., former building at parcel currently addressed 28-30 Charlotte Street).

A review of the 1926 Plat Book indicated that the parcel currently addressed as 14-16 Charlotte Street was occupied and/or owned by H.E. Wilson Inc., et al. The remainder of the assessed property was apparently improved with residential buildings. A former apparent residential building at the parcel currently addressed 28-30 Charlotte Street was labelled as "The Kingston".

A review of the 1935 Plat Book indicated that the parcel currently addressed as 14-16 Charlotte Street was occupied and/or owned by Harmon Automotive Corporation and Sterling Garage. The remainder of the assessed property was apparently improved with residential buildings. A former apparent residential building at the parcel currently addressed 28-30 Charlotte Street was labelled as "The Kingston".

- (1.5) A review of the Sanborn map updated to 1933 indicated that the assessed property was occupied/used as follows: Stewart Warner Products and a garage were located along Charlotte Street on the parcel currently addressed as 14-16 Charlotte Street; a service station, store house, and garage were located along Haags Alley on the parcel currently addressed as 14-16 Charlotte Street; residential buildings were present on the two parcels currently addressed as 28-30 and 32-34 Charlotte Street; an industrial workshop was located on the parcel currently addressed as 36 Charlotte Street; a residential "flat", with a concrete block garage near Haags Alley, was located on the parcel currently addressed as 42 Charlotte Street; a side-by-side double residential building and wood-frame garage were located on the parcel currently addressed as 48-50 Charlotte Street; a residential building and wood-frame garage were located on the parcel currently addressed as 54 Charlotte Street; and a side-by-side double residential building and concrete block garage were located on the parcel currently addressed as 58-60 Charlotte Street. A dry cleaning business (addressed as 527 - 529 East Main Street) was located on the north side of Haags Alley immediately north of the assessed parcel currently addressed as 14-16 Charlotte Street. An auto repair business was located on an adjoining parcel located on the north side of Haags Alley immediately north of the assessed parcel currently addressed as 36 Charlotte Street.

A review of the Sanborn map updated to 1961 indicated that the assessed property was occupied/used as follows: an auto repair business was located on the parcel currently addressed as 14-16 Charlotte Street (also, a portion of this parcel facing Charlotte Street was open parking lot); residential buildings were present on the three parcels currently addressed as 28-30, 32-34, and 36 Charlotte Street; a residential building along Charlotte Street was located on the

1.0 TITLE AND HISTORICAL DATA (Cont.)

parcel currently addressed as 42 Charlotte Street; an auto repair business occupied the concrete block building along Haags Alley on the parcel currently addressed as 42 Charlotte Street; the parcels currently addressed as 48-50, 54, and 58-60 Charlotte Street were parking lots.

A review of the Sanborn map updated to 1965 indicated that the assessed property was occupied/used as follows: an auto repair business was located on the parcel currently addressed as 14-16 Charlotte Street (also, a portion of this parcel facing Charlotte Street was open parking lot). Two gas tanks are shown west of the assessed building on this parcel (refer to copy of part of Sanborn map included in Appendix A); residential buildings were present on the three parcels currently addressed as 28-30, 32-34, and 36 Charlotte Street; a residential building along Charlotte Street was located on the parcel currently addressed as 42 Charlotte Street; an auto repair business occupied the concrete block building along Haags Alley on the parcel currently addressed as 42 Charlotte Street; the parcels currently addressed as 48-50, 54, and 58-60 Charlotte Street were parking lots with one small storage building. A dry cleaning business (addressed as 527 - 531 East Main Street) with solvent tanks was located on the north side of Haags Alley immediately north of the assessed parcel currently addressed as 14-16 Charlotte Street. An auto painting business was located on an adjoining parcel located on the north side of Haags Alley immediately north of the assessed parcels currently addressed as 28-30 and 32-34 Charlotte Street.

(1.6) A review of the directories identified the following occupants/uses of the assessed property. Some occupants/uses that are not considered environmentally pertinent (e.g., use as nightclub) are not listed.

- 14-16 Charlotte Street Parcel: auto parts store (1933 - 1973); lumber company (1947 - 1969); radio and appliance distributor (1947 - 1969); auto repair (1929 - 1965); Stewart-Warner Sales Company - speedometers (1933 - 1952); service station (1933 - 1960); and batteries (Westinghouse) and battery service (1925 - 1930).
- 28-30 Charlotte Street Parcel: residential (1924 - 1962).
- 32-34 Charlotte Street Parcel: residential (1924 - 1960); contractor (1957); and vacant (1962).
- 36 Charlotte Street Parcel: Ultimate Distributing Corporation (1986); and Industrial Workshops (1929 - 1935).
- 42 Charlotte Street Parcel: auto repair (1925 - 1949); electrician (1969); auto parts store (1973 - 1977); used car sales lot (1979 - 1991).
- 48-50, 54, and 58-60 Charlotte Street Parcels: residential (1924 - 1960).

(1.8) Mr. Carl Klein, City of Rochester Assessor, indicated that the City of Rochester has no appraisals for the parcels that comprise the assessed property.

2.0 PUBLIC INFORMATION/AGENCIES

- 2.1 NYSDEC FOIL:** 14-16 Charlotte Street: The City of Rochester; ROHA Realty Enterprises, Inc.; Gaye Chapman; Clement Lawless; RVT Building, Inc.; Roger O. Lancaster; Peiter S. Jersak; Joseph Lancaster; Harold Simms; Bruce Hobson; County of Monroe; Charlotte Street Associates; and Lancha Corporation.
28, 30, 32, 34 Charlotte Street: John F. Bero; Sonset Corporation; Henry E. Snyder; EG Snyder, Inc.; 84-86 Scio Street, Inc.; and County of Monroe.
36, 42 Charlotte Street: Louis Grammatico; Roseanne Grammatico; Harmon Automotive Corporation; Steego Auto Parts; The Ultimate Distributing Corporation; and Catherine Ferris.
48, 50, 54, 58, and 60 Charlotte Street: Charlotte Associates; and 100 Charlotte Street Corporation.
Date Of Request: 4/7/97
See Footnote (2.1)
- 2.2 MONROE COUNTY:** Department of Health
Mr. Edward Yurkstas
(716) 274-6053
Date Of Contact: 4/16/97
See Footnote (2.2)
- 2.3 CITY OF ROCHESTER:** Building Department Records
Date Records Received: 3/11/97, 3/12/97, and 3/13/97
See Footnote (2.3)

Assessor's Records
Date of Records Review: 4/1/97
See Footnote (2.3)

Freedom of Information Request Submitted 3/24/97
Fire Department
Response Received: 4/2/97
See Footnote (2.3)
- 2.4 SOLID AND/OR INACTIVE HAZARDOUS WASTE SITE DATABASES:**
- 2.4.1 NYSDEC:** Records Date: 7/96

Assessed Property: Not Listed.
1-Mile Radius: Listed. See Footnote (2.4.1)
- 2.4.2 NPL:** Records Date: 5/96

Assessed Property: Not Listed.
1-Mile Radius: None Listed.

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

2.4.3 CERCLIS: Records Date: 7/96

Assessed Property: Not Listed.
0.5-Mile Radius: None Listed.

2.4.4 NYS FACILITY REGISTER: Records Date: 7/96

Assessed Property: Not Listed.
0.5-Mile Radius: None Listed.

2.4.5 NYSDEC HAZARDOUS SUBSTANCE WASTE DISPOSAL SITES: Records Date: 6/95

Assessed Property: Not Listed.
1-Mile Radius: Listed. See Footnote (2.4.5)

2.4.6 LOCAL: Records Date: 4/1/97

Assessed Property: Not Listed.
0.5-Mile Radius: Listed. See Footnote (2.4.6)

2.5 TANK REGISTRATION RECORDS:

2.5.1 NYSDEC PBS: Records Date: 3/96

Assessed Property: Not Listed.
Adjoining Properties: Listed. See Footnote (2.5.1)

2.5.2 LOCAL: Records Date: 4/2/97

Assessed Property: Listed. See Footnote (2.5.2)
Adjoining Properties: None Listed.

2.6 NYSDEC SPILLS/LUST: Records Date: 3/31/97

Assessed Property: Not Listed.
0.5-Mile Radius: Listed. See Footnote (2.6)

2.7 OTHER GOVERNMENTAL RECORDS:

2.7.1 RCRA TSD FACILITIES: Records Date: 7/96

Assessed Property: Not Listed.
1-Mile Radius: Listed. See Footnote (2.7.1)

2.7.2 RCRA GENERATORS: Records Date: 7/96

Assessed Property: Not Listed.
Adjoining Properties: None Listed.

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

2.7.3 ERNS LIST: Records Date: 11/95

Assessed Property: Not Listed.

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (2.1) A response to the New York State Department of Environmental Conservation (NYSDEC) Freedom of Information Law (FOIL) request has been received. The FOIL response indicated that the NYSDEC has no files concerning the requested properties.
- (2.2) Mr. Edward Yurkstas, Monroe County Department of Health (MCDOH), indicated that he has no knowledge, and that the MCDOH has no records, of spills, tanks, or environmental problems at the assessed property.
- (2.3) The City of Rochester provided DAY with copies of Building Information System (BIS) permits and copies of select permits. A copy of this Building Department information is included in Appendix B. Listed below is a summary of the information provided:
- 14-16 Charlotte Street parcel: a review of the building department information indicated that a 1,000-gallon underground fuel oil tank was installed on this parcel on October 4, 1967. The records indicate that use of this parcel included automobile supplies.
 - 36 Charlotte Street parcel: a review of the building department information indicated that a 1,000-gallon gasoline tank was installed on this parcel on May 23, 1969, and the owner listed at this time was Harmon Auto. The records indicate that this tank was removed on September 24, 1974, and the owner of the parcel is listed as Harmon Automotive.
 - 42 Charlotte Street parcel: a review of the building department information indicated this parcel is listed as currently being used as an auto body or tire shop.

A review of the City of Rochester Assessor's records did not identify environmental concerns at the assessed property. The assessor's records indicated that current owners of the assessed property include: The City of Rochester (14-16 Charlotte Street parcel); John F. Bero (28-30 and 32-34 Charlotte Street Parcels); Louis Grammatico (36 and 42 Charlotte Street parcels); and Charlotte Associates (48-50, 54, and 58-60 Charlotte Street parcels). The City of Rochester Assessor's records indicated that the two buildings on the assessed property (i.e., on the 14-16 Charlotte Street parcel and the 42 Charlotte Street parcel) are serviced by public water and public sewer systems. (Note, the Assessor's records did not reflect the recent realty transaction of John F. Bero's two parcels, which are currently owned by Louis Grammatico.)

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

The City of Rochester Fire Department responded to DAY's Freedom of Information Law (FOIL) request. The response is presented in Section 2.5.2.

- (2.4.1) NYSDEC Inactive Hazardous Waste Site (Code #828088) is located approximately 0.75 miles east of the assessed property. Also, NYSDEC Inactive Hazardous Waste Site (Code #828091) is located approximately 1.0 miles south of the assessed property. The distance and/or location of these waste sites from the assessed property suggest no environmental impact upon the assessed property.
- (2.4.5) NYSDEC Hazardous Substance Waste Disposal Site (Code #HS8007) is located approximately 0.75 miles east of the assessed property. Also, NYSDEC Hazardous Substance Waste Disposal Site (Code #HS8048) is located approximately 0.75 miles west of the assessed property. The distance and/or location of these waste sites from the assessed property suggest no environmental impact upon the assessed property.
- (2.4.6) The Monroe County Environmental Management Council has identified one local confirmed waste site within a 0.5-mile radius of the assessed property. City of Rochester Waste Site #151 is located approximately 0.5 miles northeast of the assessed property. The distance and location of this waste site from the assessed property suggest no environmental impact upon the assessed property.
- (2.5.1) An adjoining property, Vanderlinde Electric Corporation (100 Charlotte Street), is registered as a PBS facility with the NYSDEC (PBS #8-227102). This PBS facility is located east of the assessed property, and is listed as having no tanks. A 2,000-gallon gasoline tank is listed as being closed at this adjoining PBS facility. Information has not been obtained during this assessment that suggests this adjoining PBS facility has impacted the assessed property (e.g., no NYSDEC spills listed for this PBS facility, etc.).
- (2.5.2) The City of Rochester Fire Department responded to a FOIL request, and records of petroleum tanks at the assessed property were received. A review of the records received indicated that a 1,000-gallon fuel oil underground storage tank (UST) was installed at 20 Charlotte Street (portion of parcel currently addressed as 14-16 Charlotte Street) on October 4, 1967. A review of the FOIL response indicated that two 550-gallon gasoline tanks and one pump dispenser were installed at 16 Charlotte Street on April 6, 1938 (presumed to be on the 14-16 Charlotte Street parcel), and that these two tanks may have been permitted with the Fire Department until at least 1967. A review of the FOIL response also indicated that one 500-gallon gasoline tank and one dispenser were removed from the 36 Charlotte Street parcel on September 24, 1974. Copies of the City of Rochester Fire Department records received are included in Appendix B.
- (2.6) A review of the NYSDEC spills database identified up to 82 closed spills within a 0.5-mile radius of the assessed property. A spill listed as closed normally indicates that investigations and/or remediation at the spill site have been completed.

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

Up to 15 active spills may be located within a 0.5-mile radius of the assessed property. The closest of these active spills (NYSDEC Spill #9601206) occurred at the former Hallman's Chevrolet property located approximately 250 feet south of the assessed property. Groundwater at this active spill site has been determined to flow toward the north with a slight easterly component. Based on this groundwater flow information it appears that this closest active spill site is upgradient from the assessed property; however, previous groundwater characterization at this active spill site indicated that wells between the assessed property and the spill site have not detected contamination. Additionally, remedial measures have been implemented at this active spill site. As such, it does not appear that this active spill site has impacted the assessed property.

Based on the groundwater flow information, it appears that only one other active spill (Spill #9406768) is located upgradient of the assessed property (i.e., this spill site is located approximately 225 feet south of the assessed property). Groundwater is reportedly impacted at this active spill site; however, information was not obtained that suggests that this nearby active spill site has impacted the assessed property. The other 13 active spills are apparently located cross-gradient or downgradient from the assessed property, and their distance and/or location from the assessed property suggest no environmental impact upon the assessed property.

- (2.7.1) A Hazardous Waste Treatment, Storage and Disposal facility (USEPA Code #NYD002205755) is located approximately 1.0 mile east of the assessed property. The distance and location of this facility from the assessed property suggests no environmental impact on the assessed property.

3.0	SITE OBSERVATIONS	See Footnote (3.0)
	Date Of Site Visit:	4/8/97
	Assessor(s):	Jeffrey A. Danzinger
3.1	FILL:	No Observations of Concern.
3.2	DEBRIS/DUMPING:	Observations of Concern. See Footnote (3.2)
3.3	SPILLAGE/STAINING:	Observations of Concern. See Footnote (3.3)
3.4	UTILITIES:	
	3.4.1 TRANSFORMERS:	No Observations of Concern.
	3.4.2 FLOOR DRAINS/SUMPS:	Observations of Concern. See Footnote (3.4.2)
	3.4.3 SERVICES:	No Observations of Concern. See Footnote (3.4.3)
3.5	ASBESTOS:	Observations of Concern. See Footnote (3.5)
3.6	OPERATIONS/EQUIPMENT:	
	3.6.1 STORAGE TANKS:	Observations of Concern. See Footnote (3.6.1)
	3.6.2 MATERIALS STORAGE:	No Observations of Concern. See Footnote (3.6.2)
	3.6.3 MATERIALS USE:	No Observations of Concern.
	3.6.4 SOLID WASTE:	No Observations of Concern.
	3.6.5 WASTEWATER:	No Observations of Concern.
	3.6.6 AIR EMISSIONS:	No Observations of Concern.
	3.6.7 EQUIPMENT:	Observations of Concern. See Footnote (3.6.7)
3.7	TOPOGRAPHIC CONDITIONS:	No Observations of Concern. See Footnote (3.7)
3.8	OTHER:	Observations of Concern. See Footnote (3.8)
3.9	ADJOINING PROPERTIES:	See Footnote (3.9)
	North:	Haags Alley, then commercial (Maurer Co., Inc., etc.) and residential properties.
	East:	Commercial property (Vanderlinde Electric).
	South:	Charlotte Street, then commercial properties (Rochester Sprinkler, Unitac, Gianavola's Trucking, etc.).
	West:	Commercial property (Ibero American Investors Corp.).

3.0 SITE OBSERVATIONS (Cont.)

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (3.0) Access was not gained to the one-story concrete block building located on the 42 Charlotte Street parcel. Also, at the time of DAY's site visit, chain link perimeter fences around the 28-30, 32-34, 36, 42, 48-50, 54, and 58-60 parcels were locked, and access could not be gained to these parcels. However, these parcels could be observed through the chain link fencing.

During DAY's site visit, there was no electrical power inside the assessed building on the 14-16 Charlotte Street parcel. Thus, none of the lights in the building were operable. As such, flashlights were used to provide lighting inside the assessed building during the site visit. Also, debris located in portions of the building on the 14-16 Charlotte Street parcel prohibited a complete view of the floor.

- (3.2) Seven fiber drums and two steel drums were observed inside a portion of the assessed building on the 14-16 Charlotte Street parcel. Three of the fiber drums were empty. Three of the fiber drums were filled with general refuse (i.e., paper, etc.). The drums were labelled as containing pigments manufactured by Quality Dye Works and Divatone, Inc. Various colored pigment residues were observed inside these fiber drums. The other fiber drum was half-full of apparent clear water with a green pigment residue at the bottom of the drum. The two steel drums were generally empty and had evidence of dye/pigment residuals.

One used automobile battery was observed on the first floor of the building located on the 14-16 Charlotte Street parcel. Evidence of leakage or spillage from this battery was not observed. Also, one 1-gallon container of a liquid cleaner, manufactured by Aratari, Rochester, NY, was observed in this same general area of the assessed building. Evidence of spillage or leakage from this container was not observed.

Approximately fourteen 55-gallon drums were observed on the 28-30 Charlotte Street parcel. A locked perimeter fence prohibited access to this parcel; thus, it is unknown whether the drums contained any material. Also, two storage sheds labelled with "Danger - Flammable Gas" signs were observed on the 28-30 Charlotte Street parcel. DAY was able to partly look into these storage sheds through windows and open areas, and no evidence of material storage inside the sheds was observed.

Debris and some equipment (e.g., ladders, etc.) were observed on the 48-50, 54, and 58-60 Charlotte Street parcels.

- (3.3) Evidence of staining was observed on portions of the concrete floor inside the building located on the 14-16 Charlotte Street parcel. The staining appeared attributable to past storage and/or use of pigments and/or dyes in this area of the building.

- (3.4.2) Two three-foot diameter floor drains with associated sediment traps were observed in the first floor portion of the assessed building located on the 14-16 Charlotte Street parcel. One of these floor drains contained liquid and sediment/sludge-like material that was generally red in color that emanated a septic-like odor when disturbed. The depth of the bottom of this drain could not be determined as part of this assessment. The other drain also contained liquid

3.0 SITE OBSERVATIONS (Cont.)

and sediment/sludge-like material that appeared black and emitted a weathered petroleum-like and septic-like odor when disturbed. This second floor drain appeared to have a hard bottom at a depth of approximately four feet below grade. The integrity and discharge location of the floor drains was not determined as part of this Phase I ESA.

An apparent 1-foot deep by 1-foot wide by at least 10-feet long trench drain was observed inside the building on the 14-16 Charlotte Street parcel. This trench drain contained damp black to brown sediments. The integrity and discharge location of this trench drain was not determined as part of this Phase I ESA.

(3.4.3) City of Rochester Assessor's records indicated that the two building on the assessed property (e.g., on the 14-16 Charlotte Street parcel and the 42 Charlotte Street parcel) are serviced by public water and public sewer systems (refer to Section 2.3). The assessed building that was accessed during DAY's site visit (i.e., the building on the 14-16 Charlotte Street parcel) appeared to be heated with boiler systems that are fueled with fuel oil, and also by forced air furnace systems that are fueled with natural gas.

(3.5) Suspect asbestos-containing material (SACM) that was observed to be in damaged and/or friable condition inside the building located on the 14-16 Charlotte Street parcel is identified as follows:

- water damaged 2' x 4' ceiling tiles throughout the building.
- water damaged plaster ceiling material throughout the building.
- water damaged drywall ceilings throughout the building.
- thermal system insulation (TSI) blanket material on two boilers located in the basements (estimate between 50 and 75 square feet of material on each boiler).
- approximately 50 linear feet of TSI pipewrap and some mudpack joint material on piping located on the first floor and basements of the building (approximately twenty linear feet exposed and/or damaged).
- approximately 150 to 200 square feet of tan 9" x 9" vinyl floor tiles (approximately 10% water damaged) located on the second floor of the building.
- an estimated 500 to 1,000 square feet of dark brown/black vinyl floor tiles (i.e., edges beginning to curl up) that were located inside a portion of the first floor that was previously used as a nightclub.

(3.6.1) Evidence of suspected underground storage tanks (USTs) was observed on the assessed property (i.e., two apparent capped fillports located west of the building on the 14-16 Charlotte Street parcel were observed in the ground).

Two 275-gallon stilt-mounted aboveground storage tanks (ASTs) were observed in one of the basements in the building located on the 14-16 Charlotte Street parcel. These ASTs appeared to be in fair condition, and evidence of spillage or leakage from these ASTs was not observed.

3.0 SITE OBSERVATIONS (Cont.)

(3.6.2) Approximately 25 containers, ranging in size from one-pint to five gallons in size, were observed on the second floor of the building located on the 14-16 Charlotte Street parcel. These containers were labelled as containing paints, joint compound, spackle, lamp colorings, etc. Evidence of spillage or leakage from these containers was not observed on the shelving or floor in their general vicinity.

(3.6.7) A clothes washing machine with evidence of dye spillage/leakage was observed in a portion of the building on the 14-16 Charlotte Street parcel. This is in the same general area where pigment/dye residuals/staining was observed on the concrete floor and inside some fiber drums.

Evidence of at least two former in-ground hydraulic lifts was observed in the first floor portion of the building located on the 14-16 Charlotte Street parcel. The lift pit portions and/or in-ground hydraulic cylinders appeared to have been filled in-placed and/or capped. The top of an apparent hydraulic oil reservoir associated with one of these lifts was observed protruding through the concrete floor. This apparent oil reservoir could not be fully accessed during this assessment; however, an oily odor was detected emanating from the reservoir.

Antiquated clothes steam pressing equipment was observed on the first floor in a portion of the building on the 14-16 Charlotte Street parcel. Evidence of spills or leaks from this equipment was not observed on the concrete floor in their vicinity.

(3.7) The assessed property and surrounding area are generally flat. There are no surface water bodies on the assessed property.

(3.8) Approximately ten backfilled test pits were observed on the 28-30 Charlotte Street parcel. These test pits were excavated as part of a previous environmental investigation that was performed by the current owner's environmental consultant (refer to Sections 4.4 and 4.5).

Two basements were observed in the building located on the 14-16 Charlotte Street parcel. One of the basements had a two-foot deep layer of water on the floor, and this basement could not be accessed. An oily film with pink and green hues was observed on the top of the water in this basement when the water was disturbed. The other basement had between approximately a trace to one-foot of apparent water on the floor. The water had a red and black/brown hue to it. Sediments and/or sludge-like material was also present over most of the floor in this basement. This basement could only be partly accessed. When the sediments/sludge-like material was disturbed, some of the material appeared red in color. Unusual odors were not detected from the water or sediment/sludge-like material in the basements.

(3.9) A residential parcel with a dwelling (i.e., 26 Charlotte Street) was observed on a parcel located between the 14-16 Charlotte Street parcel and the 28-30 Charlotte Street parcel. The 26 Charlotte Street parcel is not part of the assessed property (refer to portion of tax map provided in Appendix A).

A fillport and vent pipe to a suspected tank inside an off-site building was observed on an adjoining property located north of the 14-16 Charlotte Street parcel.

4.0 INTERVIEWS

- | | | |
|-----|--|---|
| 4.1 | Mr. Allen Fitzpatrick
Director of Real Estate
Division of Real Estate
The City of Rochester
Date of Interview: 4/18/97 | No Concern Identified. See Footnote (4.1) |
| 4.2 | Mr. Derrick Vanderlinde
Charlotte Associates
Date of Interview: 4/17/97 | No Concern Identified. See Footnote (4.2) |
| 4.3 | Mr. Louis Grammatico
Owner | See Footnote (4.3) |
| 4.4 | Frank Webster, Esq.
Legal Counsel for Louis Grammatico
Date of Interview: 4/21/97 | Concern Identified. See Footnote (4.4) |
| 4.5 | Mr. Kenneth Pike
Earthworks of Rochester
Date of Interview: 4/28/97 | Concern Identified. See Footnote (4.5) |
-

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (4.1) Mr. Fitzpatrick indicated that he has no knowledge of current or past environmental liens against the assessed property, or knowledge of other environmental concerns associated with the assessed property.

The following is a summary of information provided by Fitzpatrick:

- The building on the 14-16 Charlotte Street parcel will probably be demolished in the future. Prior to demolition, the City of Rochester will perform a pre-demolition asbestos survey and remove any asbestos-containing material.

- (4.2) Mr. Vanderlinde indicated that he has no knowledge of current or past environmental liens against the assessed property, or knowledge of other environmental concerns associated with the assessed property.

The following is a summary of information provided by Mr. Vanderlinde:

- The three parcels owned by Charlotte Associated that are part of this Phase I ESA are currently vacant land and may have been formerly improved with a residential building. These three parcels are currently used for the storage of scaffolding and other miscellaneous equipment that are associated with the Vanderlinde Electric business located on the adjoining property to the east.
- One underground storage tank was removed from the adjoining Vanderlinde Electric property located east of the assessed property. The results of a tightness test on this former tank indicated that it may have been leaking. As such, the tank was removed. Appropriate regulatory agencies were involved with the tank removal work. Mr. Vanderlinde is unaware of any contamination being encountered during the tank removal work.

4.0 INTERVIEWS (Cont.)

- (4.3) Mr. Grammatico was unavailable for interview; thus, this assessed is subject to any state of facts that an interview with Mr. Grammatico would reveal.
- (4.4) Frank Webster, Esq., legal counsel for Louis Grammatico, indicated that a Phase I Environmental Investigation by an undisclosed consultant, and a Phase II Environmental Investigation by Earthworks of Rochester, were recently performed on at least one of the four parcels (i.e., 28-30 Charlotte Street) that are included as part of DAY's assessment. The results of the previous investigations indicated the following: "some stuff was encountered"; fill was encountered to depths of nine feet below grade, which is where bedrock was encountered; and there are drums on the parcel which need to be addressed. The Phase I report that was generated was found to be "unacceptable" to Frank Webster, Esq. and is not available for DAY's review. A copy of the Phase II report can be released for DAY's review upon authorization from Mr. Louis Grammatico. Mr. Grammatico could not be contacted at this time.
- (4.5) Mr. Kenneth Pike, Earthworks of Rochester, indicated that he recently performed environmental tasks on at least one of the two parcels (i.e., 28-30 Charlotte Street) which were recently purchase by Mr. Louis Grammatico. Mr. Pike indicated that test pits were excavated on the 28-30 Charlotte Street parcel, and a report with the findings of that investigation was generated. Earthworks of Rochester would need the permission of Mr. Louis Grammatico prior to releasing a copy of that report for review by DAY.
- Mr. Pike also indicated that in addition to excavating the test pits, approximately 15 drums were observed on the 28-30 Charlotte Street parcel. Three of these drums appeared to contain a waste oil-like material based on visual observations and photoionization detector (PID) screening. The other drums were relatively empty, and only contained residual amounts of waste oil-like material. There was no evidence of spillage or leakage from these drums.

SIGNATURES



Day Environmental, Inc.
Jeffrey A. Danzinger, Geologist



Day Environmental, Inc.
David D. Day, President

REPORT EXPLANATION

PURPOSE OF AN ENVIRONMENTAL SITE ASSESSMENT:

The purpose of an environmental site assessment is to perform the appropriate inquiry into the environmental condition of a property to identify the potential CERCLA/SARA liability for the cleanup of hazardous substances, and to establish the defense for such liability.

SCOPE OF A PHASE I ENVIRONMENTAL SITE ASSESSMENT:

This Phase I Environmental Site Assessment has been performed in general conformance with the scope and limitations of ASTM Practice E 1527. Exceptions to, and/or deletions from, this practice are described in the summary of this report.

A Phase I Environmental Site Assessment is the initial level of inquiry into the history, use and condition of a property and area, which establishes the reasonable presumption that environmental concerns do or do not exist. The Phase I Environmental Site Assessment consists of four (4) basic inquiry components:

1. Review of the title to the property and historical data to identify prior ownership and uses which represent a potential risk for contamination of the property.
2. Review of available public information and environmental records to identify site and area facilities, conditions, activities and substances of use of environmental concern that have been recorded by federal, State and local agencies.
3. Site reconnaissance of the property to identify conditions which indicate the presence or potential presence of hazardous substances and contamination.
4. Interviews with owners, operators and persons familiar with the site and area to identify conditions and operations of environmental concern.

The Phase I Environmental Site Assessment will conclude that either (a) further inquiry into the environmental status of a property is not needed and appropriate inquiry has been performed or (b) further inquiry is needed to appropriately assess the environmental status of the property.

NON-CERCLA/SARA LIABILITIES:

There are risks associated with the environmental condition of a property which are not a potential CERCLA/SARA liability and are not subject to incurrence of response costs under CERCLA. Due to the frequency of occurrence, the scope of the Phase I Environmental Site Assessment has been expanded to include the identification of petroleum liabilities and friable asbestos. No other assessment of non-CERCLA/SARA liabilities has been performed unless specifically identified in the report narrative.

ASBESTOS:

Where apparent, damaged and/or friable SACM has been identified; however, a complete visual inspection and records review for SACM was not performed as a part of this assessment. As a result, this facility may contain other SACM which is not identified in this report.

SACM is identified as a potential environmental concern when the observable condition (i.e., exposed, damaged and/or friable) suggests the release of debris and/or fibers under normal facility operations. If the SACM actually contains asbestos, the release of debris and/or fibers could pose an asbestos-exposure hazard. In order to determine if the SACM contains asbestos, the SACM must be sampled and analyzed.

Should any asbestos-containing material (ACM) at this facility be disturbed through abatement, removal, maintenance, renovation, demolition, etc., the handling and disposal of the ACM is subject to applicable state and federal regulations. Also, no representations are made regarding previous disturbance and/or removal of ACM at this facility.

OPERATIONAL CONCERNS:

Although beyond the scope of the routine environmental site assessment, operational concerns may be identified. Operational concerns are not considered to be liabilities which should impact real estate or mortgage loan transactions. Rather, operational concerns are listed for informational purposes, and it is recommended that they be addressed for compliance with existing regulations and/or to minimize the potential for future environmental liabilities. Since identification of operational concerns is incidental to the purpose of this assessment, correction of these items may not necessarily result in full compliance with all applicable environmental regulations.

NOTES:

NOTES are used in the Assessment Summary either to identify special property conditions, or to identify and explain conditions which might characteristically be a potential environmental concern but where the assessment inquiry has not established the reasonable presumption that an environmental liability does exist.

DATA QUALIFICATION:

Environmental site assessment conclusions are made based on the data available for the dates identified. The conclusions are subject to any state of facts which would be identified by up-dated data. No assurances are made as to the accuracy or completeness of data obtained from outside information sources. Also, it is possible that not all existing sites within the search radii specified in Section 2 of this report have been identified, due to factors such as urban density and potential insufficiencies in the databases.

SITE VISIT QUALIFICATION:

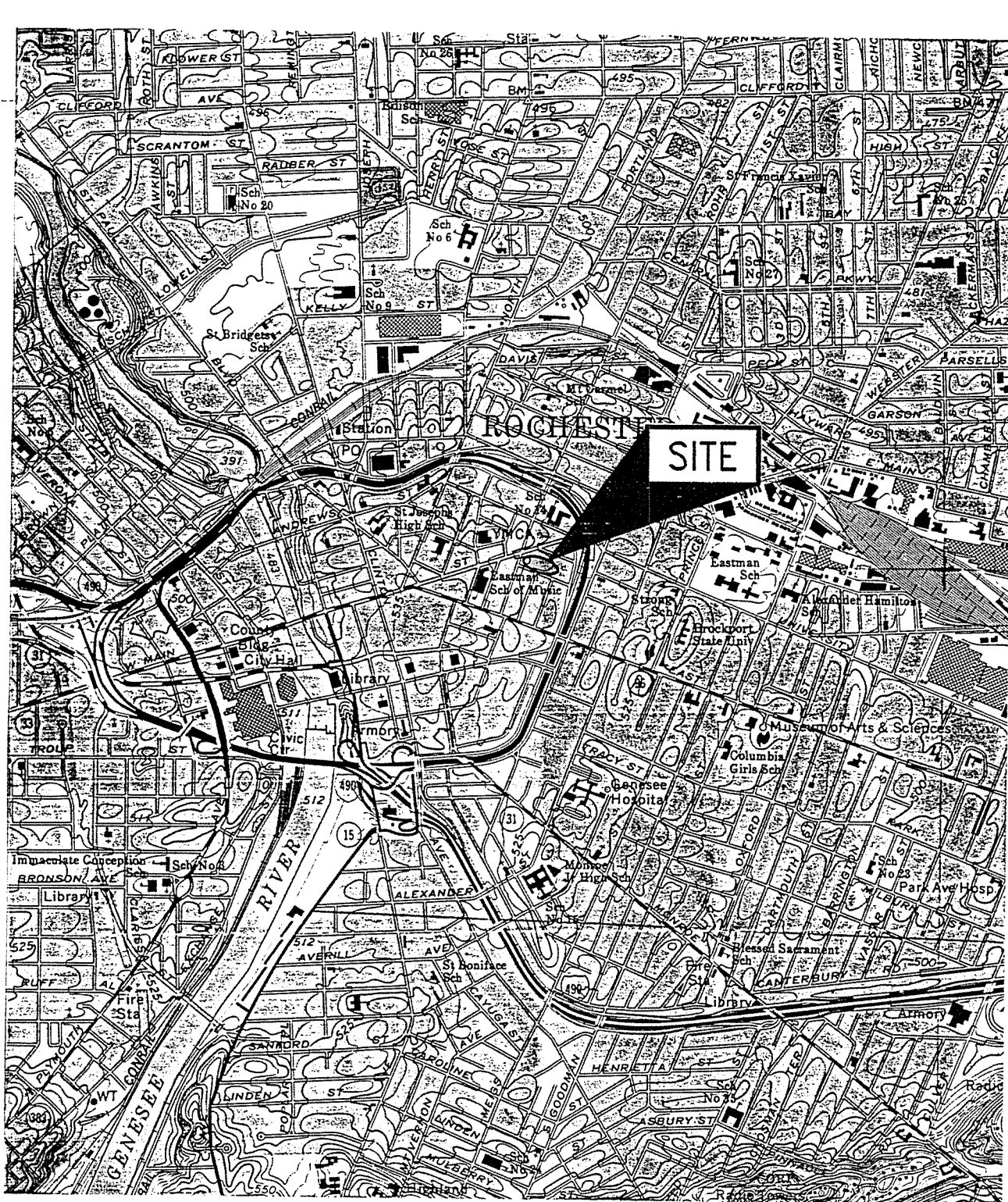
Where the site observations are limited to representative areas, or where facilities are inaccessible for observation, the environmental site assessment conclusions are subject to any statement of facts which access to those areas would reveal.

ABBREVIATIONS/ACRONYMS:

ASTM - American Society for Testing and Materials
CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System
EPA - (United States) Environmental Protection Agency
ERNS - Emergency Response Notification System
FOIL - Freedom Of Information Law
LUST - Leaking Underground Storage Tank
N/A - Not Applicable; Not Available
NPL - National Priority List
NYS - New York State
NYSDEC - New York State Department of Environmental Conservation
PBS - Petroleum Bulk Storage
RCRA - Resource, Conservation, and Recovery Act
SACM - Suspect Asbestos-Containing Material
SARA - Superfund Amendments and Reauthorization Act of 1986
TSD - Treatment, Storage and Disposal
UST - Underground Storage Tank

APPENDIX A

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DRAWING PRODUCED FROM: ROCHESTER EAST, N.Y.
N4307.5-W7730/7.5
1971
PHOTOREVISED 1978

PROJECT NO.
1274E-97

FIGURE 1

SHEET 1 OF 1

PROJECT TITLE
14-16 & 28-60 CHARLOTTE ST.
ROCHESTER, NEW YORK

PHASE I ASSESSMENT

DRAWING TITLE
PROJECT LOCUS MAP

DAY ENVIRONMENTAL, INC.

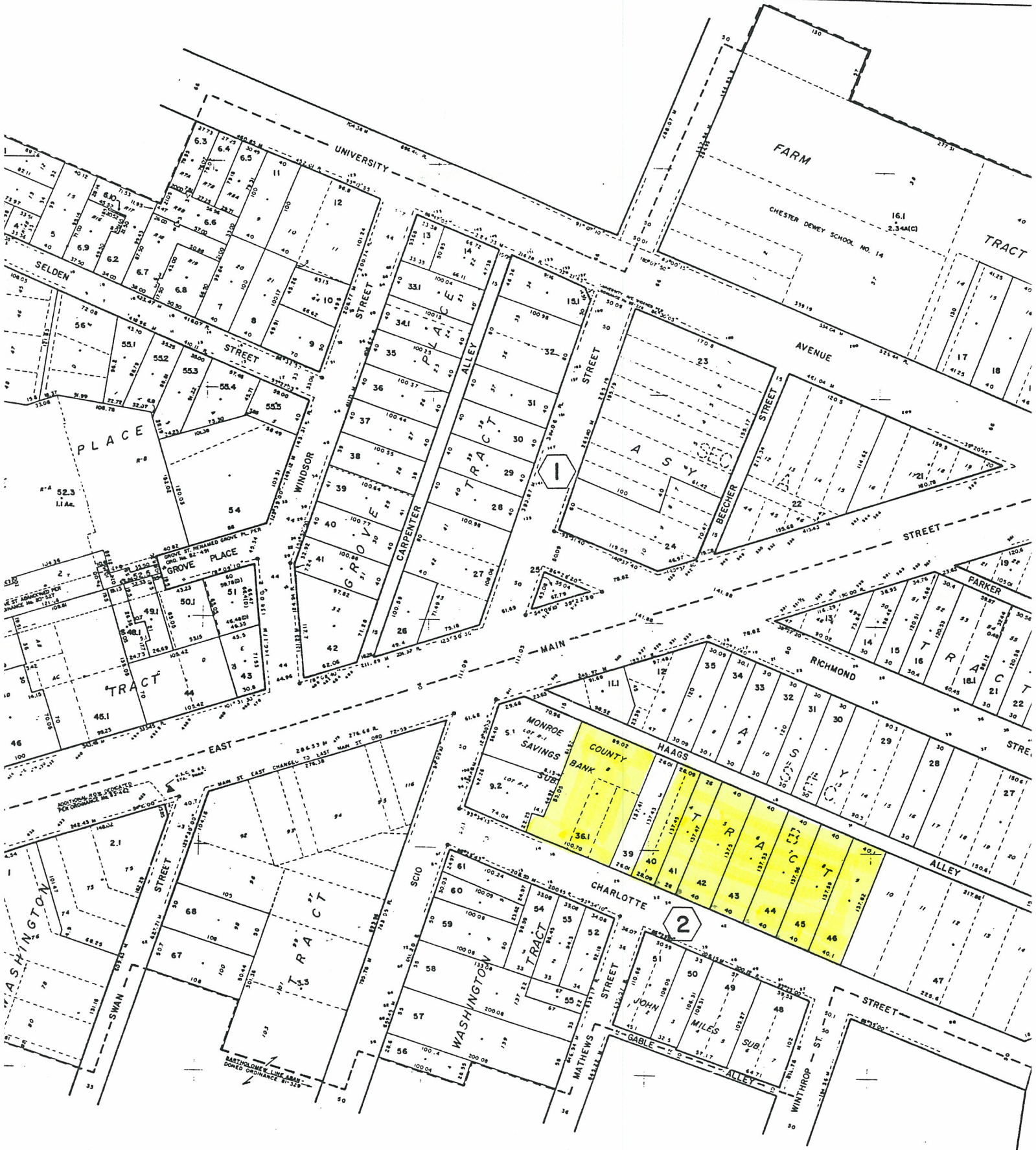
ENVIRONMENTAL CONSULTANTS
ROCHESTER, NEW YORK

DATE
3/27/97

DRAWN BY

SCALE
1" = 2000'

**GAS
TANKS**



JOHN HEROLD WAS
INVESTED AND HIS
SITE AND MONUMENT
OF THE CITY OF
CHICAGO. THE
PRECISE SURVEY
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MAP REVISIONS					
DATE	MADE BY	REVISION	DATE	MADE BY	REVISION
JAN. 19, 1911	W.C.	1. CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS			
JAN. 19, 1911	W.C.	2. CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS			
JAN. 19, 1911	W.C.	3. CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS			
JAN. 19, 1911	W.C.	4. CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS			
JAN. 19, 1911	W.C.	5. CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS			
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JAN. 19, 1911	W.C.	10. CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS			

MAP REVISIONS									
DATE		MADE BY	REVISION		DATE		MADE BY	REVISION	
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JAN. 19, 1911	W.C.	17.	CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS	W.C.	JAN. 19, 1911	W.C.	17.	CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS	
JAN. 19, 1911	W.C.	18.	CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS	W.C.	JAN. 19, 1911	W.C.	18.	CORRECTED THE ERROR IN THE LOCATION OF THE MONUMENTS	
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MONUMENTS		LEGEND	
1. SURVEY CONTROL	2. ORIGINAL SUBDIVISION LINE	3. BLOCK LIMIT LINE	4. USGS MONUMENT
5. WARNING LINE OF MONUMENT AND PLANTATION OR DESTRUCTION THEREOF	6. WATERFILL LINE	7. BIRTH OF CHAIN LINE	8. MONUMENT
9. MONUMENT DISTANCE	10. CITY LINE	11. MONUMENT DISTANCE	12. MONUMENT
13. MONUMENT DISTANCE	14. CITY LINE	15. MONUMENT DISTANCE	16. MONUMENT
17. MONUMENT DISTANCE	18. CITY LINE	19. MONUMENT DISTANCE	20. MONUMENT
21. MONUMENT DISTANCE	22. CITY LINE	23. MONUMENT DISTANCE	24. MONUMENT
25. MONUMENT DISTANCE	26. CITY LINE	27. MONUMENT DISTANCE	28. MONUMENT
29. MONUMENT DISTANCE	30. CITY LINE	31. MONUMENT DISTANCE	32. MONUMENT
33. MONUMENT DISTANCE	34. CITY LINE	35. MONUMENT DISTANCE	36. MONUMENT
37. MONUMENT DISTANCE	38. CITY LINE	39. MONUMENT DISTANCE	40. MONUMENT
41. MONUMENT DISTANCE	42. CITY LINE	43. MONUMENT DISTANCE	44. MONUMENT
45. MONUMENT DISTANCE	46. CITY LINE	47. MONUMENT DISTANCE	48. MONUMENT
49. MONUMENT DISTANCE	50. CITY LINE	51. MONUMENT DISTANCE	52. MONUMENT
53. MONUMENT DISTANCE	54. CITY LINE	55. MONUMENT DISTANCE	56. MONUMENT
57. MONUMENT DISTANCE	58. CITY LINE	59. MONUMENT DISTANCE	60. MONUMENT
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89. MONUMENT DISTANCE	90. CITY LINE	91. MONUMENT DISTANCE	92. MONUMENT
93. MONUMENT DISTANCE	94. CITY LINE	95. MONUMENT DISTANCE	96. MONUMENT
97. MONUMENT DISTANCE	98. CITY LINE	99. MONUMENT DISTANCE	100. MONUMENT

APPENDIX B

END OF DATA

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0014	CHARLOTTE ST
0111112	00/00/00	02/11/37		PMT CMPLT PRE CONVERSION 93/10/18
		DEMO 1 BRICK	1 FR BLDG	

0086808	00/00/00	07/12/27	400	PMT CMPLT PRE CONVERSION 93/10/18
		ALTER STORE FRONT		

0059860	00/00/00	04/19/23	600	PMT CMPLT PRE CONVERSION 93/10/18
		FR 4 CAR GARAGE		

0044719	00/00/00	04/12/20	300	PMT CMPLT PRE CONVERSION 93/10/18
		ALTER A BRICK STORE		

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0014	CHARLOTTE ST
0134283	00/00/00	11/13/46	7000	PMT CMPLT PRE CONVERSION 93/10/18
				CIN BLK ADD TO STORE BLDG

0131130	00/00/00	10/17/45	2500	PMT CMPLT PRE CONVERSION 93/10/18
				REMODEL STORE FRONT ON BR STORE BLDG

0130341	00/00/00	06/27/45	275	PMT CMPLT PRE CONVERSION 93/10/18
				INSTALL I BEAMS IN BR STORE BLDG

0129592	00/00/00	01/08/45	75	PMT CMPLT PRE CONVERSION 93/10/18
				BRICK UP 2 OPENINGS IN TIRE REP SHOP

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

the permit has
the address
of 491 E. main st

MINOR BUILDING, or STRUCTURE, INCLUDING GARAGE, GASOLINE STATION, SHED,
FIRE ESCAPE, FENCE, FOUNDATION, ETC., ALSO MINOR ALTERATION OR ADDITION
ROCHESTER, N. Y., Dec. 8, 1944

APPLICATION TO THE SUPERINTENDENT OF BUILDINGS

For Permission to

building, Material of, roof (covering)?

DEBT

At No. 491-501 Main St East

Street Lot Number

6

Ward In Fire District?

Yes

What Building Zone District?

B3 Com

Dimensions of Building to be Same as present ft. wide ft. long ft. high story

If for Addition Dimensions of Addition to be ft. wide ft. long ft. high story

Other existing buildings and structures now on lot? To what use are such existing buildings and structures now put?

Such existing buildings and structures to be used and occupied for no other purpose than

Any buildings or structures to be demolished or removed from the premises?

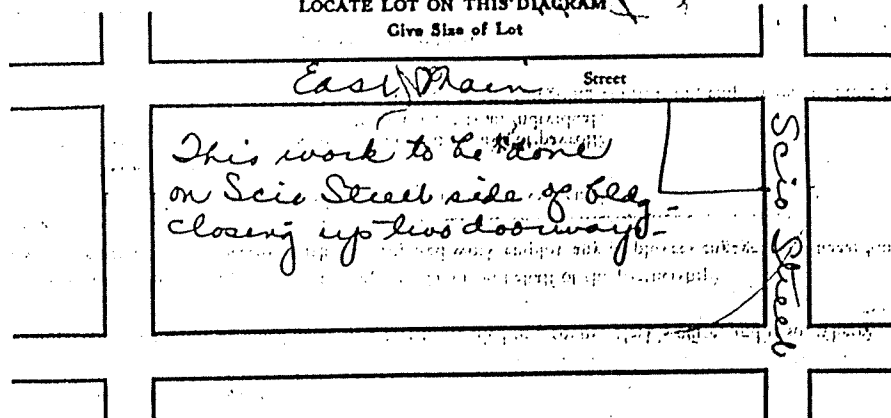
Footings, size of Foundation wall, grade below above grade

Will electric wiring and equipment be installed in building? Is there a city sewer in street, or possible to connect with sewer?

Any old, or used, material to be used? If so, what material?

LOCATE LOT ON THIS DIAGRAM

Give Size of Lot



Major street plan setback? None If so, what distance?

Located 0 feet from front end, lot line; feet from side, lot line;
(State exact location on lot)

If in residence district, will this construction project beyond front line of buildings or porches on adjoining lots?

If for garage in Residential District, how far will garage be from nearest residence?

If on corner lot in residence district, will garage be at least 20 feet from street line of lesser assessed valuation per front foot?

To be used and occupied for no other purpose than Due Repair Store

To be completed at a cost of, Owner's estimate, \$ 75.00 Bureau estimate, \$

*No contractor or employees are to be engaged in the actual construction of the proposed work

*The name and address of the contractor for the proposed work is CONLY & SONS, 102 E. HAWKINS

*I will employ laborers in the proposed work

The plans of the proposed work are prepared by who is not a registered architect

Registration No.

I will see to it that the proposed work is faithfully carried out as described in this application and as shown on the plans accompanying same, and not otherwise. Provisions of laws and ordinances applying to the premises and the proposed work will be complied with whether stated in application and plans or not, and the buildings and structures affected by the application will not be used for any other purposes than stated.

THIS APPLICATION AND PERMIT ISSUED
SUBJECT TO WAR PRODUCTION BOARD
CONSERVATION ORDER L-41, AS AMENDED,
AND OTHER WAR TIME FEDERAL AND
STATE REGULATIONS.

James B. Marciasso (Applicant)
153 Arkwood Street (Address)
Elizabeth V. Fisher (Owner)
Village Hillmore Street (Address)

Used for Contractor's Questionnaire
OVER

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE	
				0014	CHARLOTTE ST
0173570	00/00/00	11/19/59	175	PMT CMPLT PRE CONVERSION	93/10/18
				FR ADD TO REAR OF RESTAURANT	

0168315	00/00/00	09/10/57	800	PMT CMPLT PRE CONVERSION	93/10/18
				IRON FIRE ESCAPE ON BR STORE 2 APTS	

0165912	00/00/00	10/09/56	5000	PMT CMPLT PRE CONVERSION	93/10/18
				ALTER INTERIOR OF BRICK STORE BLDG	

0145042	00/00/00	01/09/50		PMT CMPLT PRE CONVERSION	93/10/18
				DEMO 2ND 3RD FLOORS OF BRICK STORE BLDG	

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0014	CHARLOTTE ST
0191842	00/00/00	10/04/67	400	PMT CMPLT PRE CONVERSION 93/10/18
			INSTALL 1 1000 UNDERGROUND FUEL OIL TANK BRICK AUTOMOTIV SHOP	

0191697	00/00/00	09/08/67	8000	PMT CMPLT PRE CONVERSION 93/10/18
			ERECT ADD FRONT OF WAREHOUSE BRICK	

0186727	00/00/00	07/16/65	2900	PMT CMPLT PRE CONVERSION 93/10/18
			REMODEL STORE FRONT FOR AUTO SUPPLIES	

0173587	00/00/00	11/23/59	100	PMT CMPLT PRE CONVERSION 93/10/18
			ENCLOSE VESTIBULE ON BR STORE BLDG	

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

ONE STORY BUILDING, or STRUCTURE, INCLUDING GARAGE, GASOLINE STATION, SHED,
FIRE ESCAPE, FENCE, FOUNDATION, ETC., ALSO MINOR ALTERATION or ADDITION

Rochester, N.Y.

APPLICATION

TO THE DIRECTOR OF BUILDINGS, REHABILITATION AND CONSERVATION

For Permission to

building. Material of roof covering

At No.

16 Charlotte St

Street Lot Number

Ward, In Fire District

What Building Line District

Dimensions of Building to be

Same as at present

ft. wide ft. high

If for Addition

Dimensions of Addition to be

ft. wide

ft. long ft. high

Other existing buildings and structures now on lot? No what use are such existing buildings and structures now put?

Such existing buildings and structures to be used and occupied for no other purpose than

Any buildings or structures to be demolished or removed from the premises?

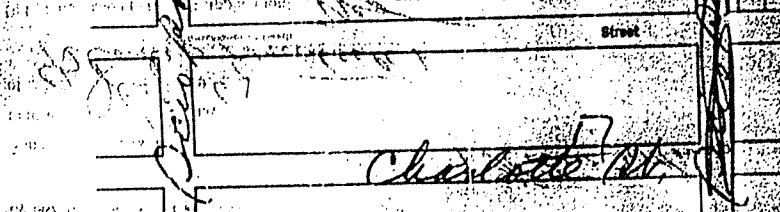
Footings, size of ft. x ft. below or above foundation wall, grade

Will electric wiring and equipment be installed in building? If so, is there a city code in street or possible to connect with street?

Any old, or used, material to be used? If so, what material?

Have you obtained your application blank for a certificate of occupancy for this building?

LOCATE LOT ON THIS DIAGRAM Give Size of Lot



Entire building or structure to be used and occupied for no other purpose than

Former use if alteration

To be completed at \$1000.00 Owner's estimate, \$2900.00 Bureau estimate, \$

*No contractor or employees are to be engaged in the actual construction of the proposed work

*The name and address of the contractor for the proposed work is

are

*I will employ laborers in the proposed work

The plans of the proposed work are prepared by

who is not a registered architect

Registration No.

I will see to it that the proposed work is faithfully carried out as described in this application and as shown on the plans so

completing same, and not otherwise. Provisions of laws and ordinances applying to the premises and the proposed work will be complied

with, whether stated in application and plans or not, and the buildings and structures affected by the application will not be used for

any other purposes than stated.

A certificate of occupancy must

be obtained for this building before

the building can be occupied. Has

an application blank been obtained?

Robert Davis Agent for

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

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16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

16 Charlotte St (Address)

OCT-4-67 191842 - City A No. 191842 4.00

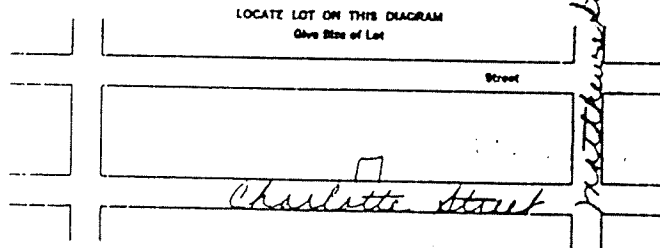
ONE STORY BUILDING, or STRUCTURE, INCLUDING GARAGE, GASOLINE STATION, SHED,
FIRE ESCAPE, FENCE, FOUNDATION, ETC., ALSO MINOR ALTERATION or ADDITION

Rochester, N. Y. Oct. 4 19. 67

APPLICATION

TO THE DIRECTOR OF BUILDINGS, REHABILITATION AND CONSERVATION

For Permission to Install 1-1150 underground
Brick - automotive shop building material of roof covering fuel oil tank
At 20 Charlotte St. Street Lot Number 32-33-34
Ward In Fire District? 3 What Building Zone District? 32-33-34
Dimensions of building to be 11 wide 11 long 11 high 1 story
Dimensions of addition to be 11 wide 11 long 11 high 1 story
Other existing buildings and structures now on lot? No - To what use are such existing buildings and structures now put?
Site existing buildings and structures to be used and occupied for no other purpose than No
Any buildings or structures to be demolished or removed from the premises? No
Footings, size of below Side of foundation wall, grade below
Will electric wiring and equipment be installed in building? No Is there a city power in street, or possible to connect with power?
Any old or used material to be used? No If so, what material?
Have you obtained your application blank for a certificate of occupancy for this building?



Major street plan setback? 30' If so, what distance?
Located 300' feet from rear end, lot line: 30' feet from nearest side, lot line:
If in residence district, will this construction project beyond front line of buildings or porches on adjoining lots?
If for garage in Residential District, how far will garage be from nearest residence?
If on corner lot in residence district, will garage be at least 20 feet from street line of lesser assessed valuation per front front?
Entire building or structure to be used and occupied for no other purpose than automotive sales
Exterior use of alterations?
To be completed at a cost of Owner's estimate \$ 400.00 Bureau estimate, \$
"No contractor or employees are to be engaged in the actual construction of the proposed work"
"The name and address of the contractor's for the proposed work is"
are Lange Fuel Service Inc.
"I will employ laborers in the proposed work"
The plans of the proposed work are prepared by who is not a registered architect.
Registration No.
I will see to it that the proposed work is faithfully carried out as described in this application and as shown on the plans accompanying same, and not otherwise. Provisions of laws and ordinances applying to the premises and the proposed work will be complied with whether stated in application and plans or not, and the buildings and structures affected by the application will not be used for any other purposes than stated.

A certificate of occupancy must be obtained for this building before the building can be occupied. Has an application blank been obtained?

Agent for
X Raymond A. Brown (Address)
X R. Harmon (Applicant)
X 40 Alpine Dr. (Owner)
(Address)

(OVER)

CONTRACTOR'S QUESTIONNAIRE

(If contractor is corporation)

- 1 Where and when incorporated?
- 2 Names of president and treasurer?
- 3 Does corporation carry workmen's compensation insurance as required by law on all employees to be employed by it in connection with the proposed work described in the foregoing application who are engaged in a hazardous occupation as defined by law?
- 4 Name of carrier and number of policy?

(If contractor is a partnership)

- 1 Name of partnership?
- 2 Date partnership organized?
- 3 Is there a written partnership agreement?
- 4 Is partnership a continuing organization or a temporary one for the particular work described in the foregoing application?
- 5 Give names and address of all partners.
- 6 If partnership conducted under assumed name, is a certificate filed in a county clerk's office, and if so, where?
- 7 What partners, if any, by name, perform actual manual labor on behalf of the partnership?
- 8 Does or will partnership in connection with the proposed work employ any employees engaged in a hazardous occupation as defined by law?
- 9 If so, does partnership carry workmen's compensation insurance on said employees?
- 10 Give name of carrier and number of policy.
- 11 Does partnership keep and maintain books of account and records of payroll?
- 12 (If contractor is an individual)
- 13 Will you, in connection with the proposed work described in the foregoing application, employ one or more persons engaged in a hazardous occupation as defined by law?
- 14 If so, do you carry workmen's compensation on said employees?
- 15 Give name and number of policy.

X *Raymond A. Burdette* (Contractor)
By *Raymond A. Burdette* and others

AFFIDAVIT

State of New York
County of Monroe
City of Rochester

Raymond A. Burdette R.E., being duly sworn, deposes and says that he is the person who signed the foregoing application for a permit and questionnaire, that he is authorized by the principal to make said application; that the statements set forth in said application and questionnaire are true to his own knowledge, that the proposed work stated in said application is authorized by the owner in fee; that workmen's compensation as required by law for all employees employed in connection with the said proposed work, who are employed in a hazardous occupation as defined by law, has been secured.

X *Raymond A. Burdette*

Subscribed and sworn to

before me this 4 day

of Oct. 1967

Larry Preston
Commissioner of Taxes

Did plans accompany this application? *Yes*

Examined and recommended for approval of

Approved OCT 4 1967

19 *By J. Farrell LaBonne*
19 *J. Farrell LaBonne*
Director of Buildings, Rehabilitation and Conservation

When properly signed by the Director of Buildings, Rehabilitation and Conservation of the City of Rochester, this application becomes a PERMIT as required by the Building Code of the City of Rochester.

PERMIT FEE OF \$

FOUNDATION PERMIT FEE \$

TOTAL FEE \$ *4.00*

*Strike out inapplicable words

WITNESSES

PA

BPPMTQY BIS - BUILDING - PERMITS ISSUED
MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

DATE: 03/26/97 >

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0014	CHARLOTTE ST
0221466	00/00/00	03/19/76	200 CB	PMT CMPLT PRE CONVERSION 93/10/18

0213552	00/00/00	06/04/74	3000	PMT CMPLT PRE CONVERSION 93/10/18
			ERECT 1 STY STORAGE BLDG	

0213072	00/00/00	04/29/74	600	PMT CMPLT PRE CONVERSION 93/10/18
			REMODEL STORE FRONT	

0192225	00/00/00	12/21/67	10000	PMT CMPLT PRE CONVERSION 93/10/18
			REPAIR FIRE DAMAGE IN RESTAURANT ONLY BARBER SHOP	4 AP

S

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0014	CHARLOTTE ST
0309575	00/00/00	03/02/77	10000	PMT CMPLT PRE CONVERSION 93/10/18 CHANGE USE AND REMODEL FROM A STORE TO A RESTAURANT FIRST, SECOND AND THIRD FLOOR
0309444	00/00/00	02/22/77		PMT CMPLT PRE CONVERSION 93/10/18 PLUMBING
0308402	00/00/00	10/20/76	900	PMT CMPLT PRE CONVERSION 93/10/18 REMODEL AND RENOVATE STORE FRONT
0301624	00/00/00	03/06/75	800	PMT CMPLT PRE CONVERSION 93/10/18 ERECT SIGN

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

BPPMTQY BIS - BUILDING - PERMITS ISSUED DATE: 03/26/91 >
MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0014	CHARLOTTE ST
0330391	00/00/00	02/19/82		PMT CMPLT PRE CONVERSION 93/10/18
				PLUMB - INSTALL 10 FIXTURES

0329209	00/00/00	10/26/81	15000	PMT CMPLT PRE CONVERSION 93/10/18
				CHANGE USE FROM RETAIL AUTO SUPPLY TO BAR AND REMODEL

0327665	00/00/00	12/02/81		PMT CMPLT PRE CONVERSION 93/10/18
				PLUMB - INSTALL 1ST FLR 2 BAR FIXTURES AND ICE MACHINE, ROUGH ONLY, SEPERATE BID FOR FINISH

0322373	00/00/00	01/21/80		PMT CMPLT PRE CONVERSION 93/10/18
				PLUMB INSTALL 4 FIXTURES

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

City of Rochester New York
Department of Buildings and Property Conservation



Application for Plan Examination and Permit

Application Date 10-23-81

Permit Number 329209

Est. Starting Date _____

Tax Acc. Number _____

I. LOCATION OF WORK: 14-16 Charlotte St.
No. Street Zip

II. IMPROVEMENT: Type of Work Change Use + Remodel.
Description 2am Retail Auto Supply to Bar.

III. OCCUPANCY USE: Present Commercial
Change Assembly

CODE 4

IV. COST: Owner's Estimate \$15,000
Bureau Estimate \$15,000
Permit Fee \$128.00

BLDG T 128.00

SHEE T 158.00

V. IDENTIFICATION: OWNERSHIP: Private Public

Owner: NADARIS COMPANY
405 LEBELL AV
Address

458 7008 STL-T 30.00
14606 SHDL-T 30.00
325-6497 CASH-T 30.00
BUILDING DEPT.
PERMIT OFFICE
10/23/81

Contractor: EUGENE C. PLAKOSH
SDR Home Improvements
Name Insurance Waiver Signed

Architect Engineer: _____

Phone _____

Demolition Only: Twelve hours notice must be given to the Commissioner of Buildings and Property Conservation before starting work.
Rodent Waiver _____ Water Cut _____

I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as the authorized agent and we agree to conform to all applicable laws of this jurisdiction, and corrections and advisories indicated on the plan review record.

Signature of Applicant [Signature]

Date _____

Address _____

Zip _____

Phone # _____

Subscribed and sworn before me this 23rd day of October, 19 81

[Signature]
Commissioner of Deeds

VI. APPROVALS

OK. per plans

a. Zoning: District C-3

CZC# 011053

Examined and Approved [Signature]

Date 10/23/81

3 existing exits
doors swing out.
Exits lead outside

b. Plan Review

Examined and Approved [Signature]

Date 10-26-81

d. Commissioner

Commissioner of Buildings and Property Conservation

Date _____

VII. FOR APPLICANTS INFORMATION:

NOTE: The City assumes no liability for the failure of the applicant to provide insurance coverage which may protect the applicant or any other person from the negligence of the applicant or any other person.

This permit does not signify zoning review or approval and is not authorization to undertake any work without such review and approval. See Section 115.24 of Chapter 115 of the Rochester Municipal Code for details.

A permit under which no work is commenced within three (3) months after issuance, shall expire by limitation.

BPFMIQ1 DIS - BUILDING - PERMITS ISSUED DATE: 03/26/97 >
MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0014	CHARLOTTE ST
0882023	00/00/00	06/17/88	300 PMT CMPLT	PRE CONVERSION 93/10/18
INSTALL 1 GAS FIRED FURNACE				

0874083	00/00/00	12/22/87	1000 PMT CMPLT	PRE CONVERSION 93/10/18
ESTABLISH RETAIL BUSINESS IN CONJUNCTION WITH EXISTING BAR				

0863491	00/00/00	10/16/86	PMT CMPLT	PRE CONVERSION 93/10/18
PLUMB - UNCLOG FLOOR DRAIN				

0842865	00/00/00	08/06/84	1400 PMT CMPLT	PRE CONVERSION 93/10/18
INSTALL 3 AWNINGS				

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

BPPMIQ1 BIS - BUILDING - PERMITS ISSUED DATE: 03/26/97 >
MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0014 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 036 . 001 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0014	CHARLOTTE ST
0911802	00/00/00	06/04/91	200	PMT CMPLT PRE CONVERSION 93/10/18
INSTALL 6' X 50' STOCKADE FENCE				

0893206 00/00/00 11/13/89 9000 PMT CMPLT PRE CONVERSION 93/10/18
INSTALL 5-TON COOLING UNIT & HEATING UNIT (100,000 BTU'S)-GAS_---(3 FURNACES)
--FINALED JANUARY 24, 1991, ARNIE D'AMICO

0892865 00/00/00 10/04/89 5000 PMT CMPLT PRE CONVERSION 93/10/18
PLUMBING--12 FIXTURES, FINALED FEBRUARY 1, 1990, ARNOLD D'AMICO

0890821 00/00/00 04/10/89 90000 PMT CMPLT PRE CONVERSION 93/10/18
INTERIOR ALTERATION TO EXPAND NIGHT CLUB BY @2018 SQ FT

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

ENTRY ADDRESS: 0028 CHARLOTTE ST SPC ZONE:

SBL NUMBER : 106 . 810 - 0002 - 040 . 000 / 0000

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ
ENTER OPTION NUMBER:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	002	.	.	01	.	.	03	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS

BERO JOHN F

ARLM SPECIAL MAILING

BERO JOHN F

32 WINTHROP ST

0028-30 CHARLOTTE ST 14607

ROCHESTER, NY

14607

GIS SBL NO: 1068124000

ASSESSMENT: 11,500

LOT SIZE: 28.09 X 137.45

ACRES: 0.00

OWNER CODE: 0099 - PRIVATE OWNED - NO EXEMPT

MAP NO.: PT 3 & 4

ASM CURR USE: 330 - VACANT COMMERCIAL LND

CENSUS TRACT: 0094.01

ASM PREV USE: -

BLOCK: 106

ZONING: C3 /

WARD: 06

DCD AUTH USE: -

DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL

PF19-H/S VIOL PF20-ZPROP SUM

BPPMTQY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 02/10/97 >

APPLIC. ADDRESS: 0028 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 040 . 000 / 0000

PMT#/SFX	APL DTE	ISS DTE	EST COST	STATUS/DATE
			0028	CHARLOTTE ST
0853827	00/00/00	10/11/85	4000	PMT CMPLT PRE CONVERSION 93/10/18
				ERECT FENCE ENCLOSED PIPE RACKS

0834754	00/00/00	11/28/83		PMT CMPLT PRE CONVERSION 93/10/18
				PLUMB - INSTALL AREA DRAIN AND 6" STORM

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

ENTRY ADDRESS: 0032 CHARLOTTE ST SPC ZONE:

SBL NUMBER : 106 . 810 - 0002 - 041 . 000 / 0000

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ
ENTER OPTION NUMBER:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	001	.	.	01	.	.	01	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS

ARLM SPECIAL MAILING

BERO JOHN F

BERO JOHN F

32 WINTHROP ST

0032-34 CHARLOTTE ST 14607

ROCHESTER, NY

14607

GIS SBL NO: 1068124100

ASSESSMENT: 11,500

LOT SIZE: 26.00 X 137.47

ACRES: 0.00

OWNER CODE: 0099 - PRIVATE OWNED - NO EXEMPT

MAP NO.: PT 4

ASM CURR USE: 330 - VACANT COMMERCIAL LND

CENSUS TRACT: 0094.01

ASM PREV USE: -

BLOCK: 106

ZONING: C3 /

WARD: 06

DCD AUTH USE: -

DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL

PF19-H/S VIOL PF20-ZPROP SUM

BPPMTOY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 02/10/97 >

APPLIC. ADDRESS: 0032	CHARLOTTE	ST	PERMIT NO.: _____
SBL NO.: 106 . 810 - 0002 - 041 . 000 / 0000			
PMT#/SFX	APL DTE	ISS DTE	EST COST STATUS/DATE
			0032 CHARLOTTE ST
0194814	00/00/00	05/23/69	642 PMT CMPLT PRE CONVERSION 93/10/18
INSTALL 1 1000 GAL GAS TANK			

↑
Permit shows tank actually
installed at 36 Charlotte Street.

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

MAY-23-69 194814

—CRM A

No.

194814

ONE STORY BUILDING, or STRUCTURE, INCLUDING GARAGE, GASOLINE STATION, SHED,
FIRE ESCAPE, FENCE, FOUNDATION, ETC., ALSO MINOR ALTERATION or ADDITION

Rochester, N. Y.

May 5 1969

APPLICATION

TO THE DIRECTOR OF BUILDINGS, REHABILITATION AND CONSERVATION

For Permission to

Install 1-1000 gal gas tank

At No. 36 Charlotte St Street Lot Number

Ward, In Fire District? What Building Zone District? 3-3

Dimensions of Building to be ft. wide ft. long ft. high story

If for Addition Dimensions of Addition to be ft. wide ft. long ft. high story

Other existing buildings and structures now on lot? To what use are such existing buildings and structures now put?

Such existing buildings and structures to be used and occupied for no other purpose than

Any buildings or structures to be demolished or removed from the premises?

Footings, size of below above

Will electric wiring and equipment be installed in building? Is there a city sewer in street, or possible to connect with sewer?

Any old, or used, material to be used? If so, what material?

Have you obtained your application blank for a certificate of occupancy for this building?

LOCATE LOT ON THIS DIAGRAM

Give Size of Lot

Street

Lange 454-2300 5

Charlotte

Major street plan setback? If so, what distance?

Located 9 feet from front end, lot line; 10 feet from nearest side, lot line

If in residence district, will this construction project beyond front line of buildings or porches on adjoining lots?

If for garage in Residential District, how far will garage be from nearest residence?

If on corner lot in residence district, will garage be at least 20 feet from street line of lesser assessed valuation per front foot?

Entire building or structure to be used and occupied for no other purpose than

Former use if alteration?

To be completed at a cost of, Owner's estimate, \$ 642.00 Bureau estimate, \$

*No contractor or employees are to be engaged in the actual construction of the proposed work

*The name and address of the contractor's for the proposed work is

and

Lange, Fred

The plans of the proposed work are prepared by

who is not a registered architect,

Registration No.

comparing same, and not otherwise. Provisions of laws and ordinances applying to the premises and the proposed work will be complied with whether stated in application and plans or not, and the buildings and structures affected by the application will not be used for any other purposes than stated.

A certificate of occupancy must be obtained for this building before the building can be occupied. Has an application blank been obtained?

CR-104

(OVER)

Agent for*
.....
(Address)
.....
Eugen Hartman (Applicant)
.....
(Address)
.....
Harmon Gutz (Owner)
.....
36 Charlotte (Address)

ENTRY ADDRESS: 0036 CHARLOTTE ST SPC ZONE:

SBL NUMBER : 106 . 810 - 0002 - 042 . 000 / 0000

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ
ENTER OPTION NUMBER:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	001	Y	.	01	.	.	01	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS
GRAMMATICO LOUISARLM SPECIAL MAILING
GRAMMATICO LOUIS
598 LAKE RD

0036 CHARLOTTE ST 14607 WEBSTER, NY 14580

GIS SBL NO: 1068124200

ASSESSMENT: 29,200

LOT SIZE: 40.00 X 137.50

ACRES: 0.00

OWNER CODE: 0099 - PRIVATE OWNED - NO EXEMPT

MAP NO.: 5 REAR

ASM CURR USE: 438 - PARKING LOT

CENSUS TRACT: 0094.01

ASM PREV USE: -

BLOCK: 106

ZONING: C3 /

WARD: 06

DCD AUTH USE: -

DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL
PF19-H/S VIOL PF20-ZPROP SUM

DATE: 02/10/97 >

SBL NO.: 106 . 810 - 0002 - 042 . 000 / 0000

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

SEP 24 74 3 00 91

5.00

TO: PLANNING DEPARTMENT

JURISDICTION

FOR PERMISSION TO: Remove 1-1000 gal gas tankTHIS SPACE FOR
OFFICE USE ONLY

300291

ISSUE DATE

20 09 24 74

APPLICATION DATE

9/24/91

I. LOCATION OF BUILDING

26 0816 31 CHARLOTTE ST

FIRE DIST.

02 56 61 69

PERCENT OF LOT COVERED 80

11 20

II. TYPE AND COST OF BUILDING

ENTER APPROPRIATE NUMBER IN BOX

A. TYPE OF IMPROVEMENT

1. NEW CONSTRUCTION
2. ADDITION
3. ALTERATION, CONVERSION
4. REPAIR, REPLACEMENT

IF NEW HOUSING UNITS ARE ADDED OR DELETED,
ENTER NUMBER IN SECTION D

5. DEMOLITIONS
6. MOVING
7. FOUNDATION ONLY
8. MINOR INSTALLATION

MANUAL, MECHANICAL,
OTHER (CIRCLE ONE)

B. OWNERSHIP

1. PRIVATE
2. PUBLIC

C. COST (ESTIMATED COST OF IMPROVEMENT
OWNER'S ESTIMATE \$ 1,500
BUREAU ESTIMATE \$)

D. NO. HOUSING UNITS ADDED/DELETED

20

E. START

NO. / DAY / YR.

F. COMPLETION

23

G. PROPOSED USE - FOR DEMOLITIONS MOST RECENT USE

29 13

RESIDENTIAL

1. ONE FAMILY
2. TWO FAMILY
3. THREE OR FOUR FAMILY
4. FIVE OR MORE FAMILY
5. TRANSIENT HOTEL, MOTEL
6. GARAGE ATTACHED (NO CARS)
7. GARAGE DETACHED (NO CARS)
8. GARAGE
9. OTHER (SPECIFY)
10. MOBILE HOME

NON RESIDENTIAL

11. AMUSEMENT, RECREATION
12. CHURCH, OTHER RELIGIOUS
13. INDUSTRIAL
14. PARKING GARAGE
15. SERVICE STATION, REPAIR GARAGE
16. HOSPITAL, INSTITUTIONAL
17. BUSINESS OFFICE, BANK, PROFESSIONAL
18. PUBLIC WORKS/UTILITY
19. SCHOOL, LIBRARY, OTHER EDUCATIONAL
20. STORES, MERCHANDISE
21. STRUCTURE OTHER THAN BUILDINGS
22. STORAGE
23. MIXED OCCUPANCY (SPECIFY IN SECT. J)
24. FENCE
25. OTHER BUILDINGS

H. ZONING

PRESENT ZONING CLASSIFICATION

IS 13
PREVIOUS ZONING CLASSIFICATION
WAS: (COMPLETE IF REZONED FOR
THIS DEVELOPMENT)

THIS SPACE FOR OFFICE USE ONLY

PRESENT ZONING 31 PREVIOUS 32

I. CURRENT LEGAL USE:
(USE CODE FROM SECT. G)J. STATEMENT OF USE: STATE IN DETAIL ALL CURRENT AND PROPOSED USES OF THE PREMISES. INDICATE APPROXIMATE PERCENTAGE
OF FLOOR AREA TO BE DEDICATED TO EACH USE.

III. SELECTED CHARACTERISTICS

K. PRINCIPAL TYPE OF
CONSTRUCTION

33

1. MASONRY (WALL BEARING)
2. WOOD FRAME
3. STRUCTURAL STEEL
4. REINFORCED CONCRETE
5. OTHER (SPECIFY)

L. CLASSIFICATION
OF STRUCTURE

34

1. FRAME
2. UNPROTECTED METAL
3. ORDINARY
4. SLOW BURNING
5. SEMI-FIREPROOF
6. FIREPROOF

M. PRINCIPAL TYPE
OF HEATING FUEL

35

1. GAS
2. OIL
3. ELECTRICITY
4. COAL
5. STEAM (UTILITY CO.)
6. OTHER (SPECIFY)

N. SEWAGE DISPOSAL

36

1. PUBLIC OR PRIVATE COMPANY
2. INDIVIDUAL (SEPTIC TANK)

O. WATER SUPPLY

37

1. PUBLIC OR PRIVATE COMPANY
2. INDIVIDUAL (WELL, CISTERN)

P. DIMENSIONS

HEIGHT OF CONSTRUCTION FT. NUMBER STORIES ABOVE STREET LEVEL NUMBER FLOORS BELOW STREET LEVEL
TOTAL FLOOR AREA INC. BASEMENT SQ. FT. TOTAL LAND AREA COVERED BY BLDG. SQ. FT.
BLDG. IS NOW X FEET; BLDG. ADDITION X FEET; SQ. FT. OF ADDITIONS
WIDE LONG HIGH FLOOR AREA

Q. NO. OFF STREET PARKING SPACES: ENCLOSED

56

OUTDOORS

59

R. CENTRAL AIR CONDITIONING

62

S. ELEVATORS: NO. OF PASSENGER

NO. OF FREIGHT

NO. OF COMBINATION FREIGHT/PASSENGER

T. SINGLE FAMILY DWELLINGS:

TOTAL NO.

NO. FULL

NO. PARTIAL

TOTAL NO. OTHER ROOMS

11. APARTMENTS: THIS APARTMENT BLDG. CONTAINS (ENTER NUMBERS)		67	EFFICIENCY APTS.	69	1 BEDROOM APTS.
71	2 BEDROOM APTS.	73	3 BEDROOM APTS.	75	4 BEDROOM APTS.
77	SLEEPING ROOMS	80	C		

12. OWNER	13. NAME	14. ADDRESS	15. CITY	16. STATE	17. ZIP CODE	18. PHONE NUMBER	19. TELEPHONE NUMBER
11	HARRISON	MILWAUKEE	WISCONSIN	531	232360	86	232360
46	6	FLAVEL	ST	ST	ST	79	D

WILL LABELS BE USED FOR THE PROPOSED WORK?

ENTRY ADDRESS: 0042 CHARLOTTE ST SPC ZONE:

SBL NUMBER : 106 . 810 - 0002 - 043 . 000 / 0000

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ
ENTER OPTION NUMBER:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	001	.	.	01	.	.	.	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS
GRAMMATICO LOUISARLM SPECIAL MAILING
GRAMMATICO LOUIS
598 LAKE RD

0042 CHARLOTTE ST 14607 WEBSTER, NY 14580

GIS SBL NO: 1068124300

ASSESSMENT: 48,300

LOT SIZE: 40.00 X 137.53

ACRES: 0.00

OWNER CODE: 0099 - PRIVATE OWNED - NO EXEMPT

MAP NO.: 6 REAR

ASM CURR USE: 433 - AUTO BODY OR TIRE SHOP

CENSUS TRACT: 0094.01

ASM PREV USE: -

BLOCK: 106

ZONING: C3 /

WARD: 06

DCD AUTH USE: -

DISC#: 000E30686

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL

PF19-H/S VIOL PF20-ZPROP SUM

BPPMTQY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 02/10/97 >

APPLIC. ADDRESS: 0042 CHARLOTTE ST PERMIT NO.: _____

SBL NO.: 106 . 810 - 0002 - 043 . 000 / 0000

PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE

0042 CHARLOTTE ST

0245565 00/00/00 10/18/77 PMT CMPLT PRE CONVERSION 93/10/18
100 CB

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

ENTRY ADDRESS: 0048 CHARLOTTE ST SPC ZONE:

SBL NUMBER : 106 . 810 - 0002 - 044 . 000 / 0000

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ
ENTER OPTION NUMBER:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	.	.	.	01	.	.	02	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS
CHARLOTTE ASSOCIATESARLM SPECIAL MAILING
CHARLOTTE ASSOCIATES
100 CHARLOTTE ST

0048-50 CHARLOTTE ST 14607 ROCHESTER, NY 14607

GIS SBL NO: 1068124400

ASSESSMENT: 13,700

LOT SIZE: 40.00 X 137.56

ACRES: 0.00

OWNER CODE: 0099 - PRIVATE OWNED - NO EXEMPT

MAP NO.: 7

ASM CURR USE: 438 - PARKING LOT

CENSUS TRACT: 0094.01

ASM PREV USE: -

BLOCK: 106

ZONING: C3 /

WARD: 06

DCD AUTH USE: -

DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL

PF19-H/S VIOL PF20-ZPROP SUM

BPPMTQY BIS - BUILDING - PERMITS PENDING/CANCELLED DATE: 02/10/97 *

APPLIC. ADDRESS: 0048 CHARLOTTE ST PERMIT NO.: _____
SBL NO.: 106 . 810 - 0002 - 044 . 000 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-ISSUED

ENTRY ADDRESS: 0054 CHARLOTTE ST SPC ZONE:

SBL NUMBER : 106 . 810 - 0002 - 045 . 000 / 0000

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ
ENTER OPTION NUMBER:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	.	.	.	01	.	.	01	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS

CHARLOTTE ASSOCIATES

ARLM SPECIAL MAILING

CHARLOTTE ASSOCIATES

100 CHARLOTTE ST

0054	CHARLOTTE ST	14607	ROCHESTER, NY	14607
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GIS SBL NO: 1068124500

ASSESSMENT: 13,700

LOT SIZE: 40.00 X 137.59

ACRES: 0.00

OWNER CODE: 0099 - PRIVATE OWNED - NO EXEMPT

MAP NO.: 8

ASM CURR USE: 438 - PARKING LOT

CENSUS TRACT: 0094.01

ASM PREV USE: -

BLOCK: 106

ZONING: C3 /

WARD: 06

DCD AUTH USE: -

DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL

PF19-H/S VIOL PF20-ZPROP SUM

BPPMTQY BIS - BUILDING - PERMITS PENDING/CANCELLED DATE: 02/10/97 *

APPLIC. ADDRESS: 0054 CHARLOTTE ST PERMIT NO.: _____
SBL NO.: 106 . 810 - 0002 - 045 . 000 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-ISSUED

ENTRY ADDRESS: 0058 CHARLOTTE ST SPC ZONE:

SBL NUMBER : 106 . 810 - 0002 - 046 . 000 / 0000

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ
ENTER OPTION NUMBER:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	.	.	.	01	.	.	.	.	.

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS

CHARLOTTE ASSOCIATES

ARLM SPECIAL MAILING

CHARLOTTE ASSOCIATES

100 CHARLOTTE ST

0058-60	CHARLOTTE ST	14607	ROCHESTER, NY	14607
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GIS SBL NO: 1068124600

ASSESSMENT: 13,700

LOT SIZE: 40.10 X 137.62

ACRES: 0.00

OWNER CODE: 0099 - PRIVATE OWNED - NO EXEMPT

MAP NO.: 9

ASM CURR USE: 438 - PARKING LOT

CENSUS TRACT: 0094.01

ASM PREV USE: -

BLOCK: 106

ZONING: C3 /

WARD: 06

DCD AUTH USE: -

DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL

PF19-H/S VIOL PF20-ZPROP SUM

BPPMTQY BIS - BUILDING - PERMITS PENDING/CANCELLED DATE: 02/10/97 *

APPLIC. ADDRESS: 0058 CHARLOTTE ST PERMIT NO.: _____
SBL NO.: 106 . 810 - 0002 - 046 . 000 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-ISSUED

20 CHARLOTTE ST

→ 7/10/2017 →

BUILDING #1
HARMON AUTOMOTIVE

Nov 2007
Tanks #2012

9
REINFORCED CONC. SLABS
TO EXTEND 1' BEYOND ALL SIDES
2' BELOW SURFACE

BURDINE 02
HARMON AUTO.

→ 100% →

CITY OF ROCHESTER
BUREAU OF BUILDINGS,
REHABILITATION AND CONSERVATION

OCT 4 1987

APPROVED

DEPT. OF BUILDINGS, PREPARED FOR AND CONSERVATION

This APPROVAL does not relieve the agent, applicant, architect, builder, engineer, or owner from complying with any of the provisions of the Rochester Building Code, whether stated, implied, or omitted in these plans and specifications.

POST IN A CONSPICUOUS PLACE

Permit for the Storage and Sale of Explosives and Combustibles

DEPARTMENT OF PUBLIC SAFETY

BUREAU OF BUILDINGS

Plat Plan No.....

Nº 13849

Rochester, N. Y., April 6th 1938 193 .

Permission is hereby Granted to..... Harmon Automotive Corp.,..... of

at No. 16 Charlotte Street, Rochester, N. Y., to sell and store GASOLINE.....
This Permit will expire Mar. 1 1939.

Public Station? Bulk? Wholesale? or Private Use?.....
~~Private~~

If for Renewal, Transfer, or Additional Storage, give former Permit No..... 12528

Number and Capacity of Tanks..... 2-550 Gal Tanks

Total Quantity..... 1100 Gallons. Number of Pumps..... 2

Thomas C. Woods
Commissioner of Public Safety.

Walker S. Lee
Superintendent of Buildings.

This Permit is granted on the express condition that the said Explosives or Combustibles are kept in an approved receptacle or apartment used exclusively for that purpose; approved by the Bureau, and not in proximity to Gas, Oil, Arc Lights or Stoves or any open flame; that signs "NO SMOKING," be placed in a conspicuous place on the premises where said Explosives or Combustibles are kept; that for other than Private Use approved foam extinguishment shall be provided.

Renewal, Additional Storage, Transfer

Permit Number	Date	Number and Capacity of Tanks	Number of Pumps
14756	MAR 2 1940	2-550	1
15188	MAR 5 1940		
17108	MAR 13 1941		
18339	MAR 17 1942		
18761	MAR 1 1943		
20297	MAR 3 1944		
21160	MAR 1 1945		
22620	MAR 11 1946		
23714	MAR 1 1947		
24154	MAR 1 - 1948		
25714	MAR 1 1949		
26259	FEB 23 1950		
27317	MAR 2 1951		
28600	MAR 1 - 1952		

9998 MAR 1 1953

739 MAR 1 1954

627 MAR 1 1955

654 MAR 1 1956

698 MAR 1 - 1957

543 MAR 1 1958

5230 MAR 1 1959

1 - 550 Gals. 1 Pump

198 MAR 1 1960

37134 MAR 1 - 1961

8408 MAR - 1 1962

39052 MAR - 1 1963

40100 MAR - 1 1964

61 MAR 1 - 1965

376 MAR 1 1966

1943 MAR 1 1967

36 CHARLOTTE ST.

1- 500 gal. gasoline tank

TANK REMOVAL *September 24, 1974*
Ed VanNorman

1 dispensing unit

{ PRIVATE }